



**CITY OF ST. PETERSBURG, FLORIDA**  
**PLANNING & DEVELOPMENT SERVICES DEPT.**  
**DEVELOPMENT REVIEW SERVICES DIVISION**

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**EXECUTIVE SUMMARY MEMO**  
**DEVELOPMENT REVIEW COMMISSION**  
**PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

**EXECUTIVE SUMMARY MEMO TO REPORTS TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **April 6, 2022 at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

**REQUEST:** **Case No. 21-32000015.** Approval of a special exception and related site plan to construct a 111,757 sq. foot middle school and YMCA in the NS-1 Zoning District.

**OWNER:** Pinellas Board of Public Institutions  
P.O. Box 2942  
Largo, Florida 33779-2942

**AGENT:** Jason Novisk  
11111 South Belcher Rd.  
Largo, FL 33773

**REGISTERED OPPONENTS:** Michael C. Barnette  
6337 Cedar St. NE  
St. Petersburg, FL 33702

Richard Carr  
439 Tennessee Ave. NE  
St. Petersburg, FL 33702

**BACKGROUND:** On January 5, 2022, the Development Review Commission (DRC) held public hearings on the above request. At that hearing the DRC approved the request for Case No. 21-32000015 by a vote of 6 to 0, see attached vote sheet. This request is being brought back to the DRC for another public hearing due to an omission in noticing.

**PUBLIC COMMENTS:** The subject property is not within the boundaries of any neighborhood associations but is within 300-feet of the boundaries of the Edgemoor Neighborhood Association. At the January public hearing, two speakers expressed concerns about traffic impacts from the new school and YMCA, and one stated that he objected to the applications. At time of publication of this report staff has received additional comments in opposition and in support, see attached correspondence and there are two registered opponents for the Special Exception application. Staff met with representatives from the neighborhood who expressed concerns regarding traffic, lights and noise. An additional special condition of approval is proposed to address the concerns regarding traffic, and conditions 3. and 7. in the attached staff report address lighting and noise. Staff also met with the applicant who provided additional correspondence regarding the school operations which is also attached to this memo.

**SPECIAL CONDITIONS OF APPROVAL:** In addition to the Special Conditions of Approval included in the attached staff report, Staff recommends the following additional condition to address these concerns:

11. Approximately thirty (30), sixty (60) and ninety (90) days after the opening of each facility on the site, the City's Transportation and Parking Management Department shall evaluate the traffic pattern from 62<sup>nd</sup> Avenue NE to Woodrow Wilson Boulevard NE and east of 1<sup>st</sup> Street to determine if there has been a significant increase of daily traffic volumes (20% or more increase) on neighborhood roads most likely to be used as cut-through routes by motorists traveling to or from the subject property. If significant increases are shown in the traffic data, then traffic operational modifications and physical roadway modifications to reduce the impact of site-related through traffic into the neighborhood will be evaluated, including but not limited to the following:

- A. Operational changes to be implemented by the YMCA and/or the Middle school to prevent site-related traffic through the neighborhood may include but not limited to the following:
  - i. A "no right turn" sign at the northern and/or southern driveway to prohibit motorists on the site from turning right and traveling north on Pershing Street NE into the neighborhood;
  - ii. A "no left turn" sign on Pershing Street NE at the northern and/or southern driveway to prohibit southbound motorists on Pershing Street NE from turning left into the site;
  - iii. Gating/closing of the northern drive-access except during drop-off/pick-up for the school, at which time access to Pershing Street NE north of the northern access drive will be temporarily closed with temporary barricades to prevent right out and left in traffic movements, and traffic movement will be monitored by Pinellas County Schools staff; parent education and enforcement of drop-off/pick-up protocol by the school;
  - iv. Member education and enforcement directing vehicular access to 62<sup>nd</sup> Avenue NE by the YMCA; and
  - v. The City shall install any southbound left-turn restriction signs on 62<sup>nd</sup> Avenue NE and parking restriction signs on neighborhood streets that are determined to be needed.
- B. Pinellas County Schools shall commit school transportation staff time or consulting services if requested by the City to assist with the evaluation of traffic operations.
- C. If operational changes are implemented, the City shall evaluate the traffic pattern approximately 30, 60 and 90 days after such operational changes to determine if additional methods of restricting traffic movement are necessary, including but not limited to physically closing Pershing Street NE north of the northern driveway.
- D. If it is determined by the City that the closing of Pershing Street NE may be necessary to prevent through traffic into the neighborhood, the City will initiate the process by surveying the neighborhood residents to determine if there is support for eliminating the through movement on Pershing Street NE. The survey process will follow the City's established Neighborhood Transportation Management Program procedures which includes thresholds of 2/3 in favor along Pershing Street south of Davenport Avenue and 50% plus 1 of the residents of the neighborhood who vote also being in favor.
- E. Pinellas County Schools shall fund and construct any physical roadway modifications that are determined to be needed by the City, such as the dead-end and T-turnaround on Pershing Street NE or speed humps on neighborhood roads.

**STAFF RECOMMENDATION:** Based on a review of the application and in accordance with the attached staff report, the Planning and Development Services Department Staff recommends **APPROVAL** of the request with special conditions of approval as amended.

**ATTACHMENTS:** DRC Case 21-32000015 Staff Report, DRC Case 21-32000015 vote sheet, Transportation & Parking Management Memo Dated 03/29/22; Additional correspondence from applicant dated 03/28/22; Additional correspondence.



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
PUBLIC HEARING**

According to Planning & Development Services Department records, no **Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **April 6, 2022, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 21-32000015 PLAT SHEET: E-34 & D-34

REQUEST: Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA in the NS-1 zoning district.

OWNER: Pinellas County School Board  
301 4<sup>th</sup> Street SW  
Largo, FL 33770

AGENT: Jason Novisk  
11111 South Belcher Rd.  
Largo, FL 33773

ADDRESS: 501 62<sup>nd</sup> Avenue Northeast

PARCEL ID NUMBERS.: 32-30-17-10458-000-0010  
32-30-17-10458-000-0011  
31-30-17-28494-011-0060  
31-30-17-28494-011-0070  
31-30-17-28494-011-0080  
31-30-17-28494-011-0040  
31-30-17-28494-011-0030  
31-30-17-28494-011-0020  
31-30-17-28494-011-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban 1 (NS-1)

**SITE AREA TOTAL:** 871,203 square feet or 20.0 acres

**GROSS FLOOR AREA:**

Existing:	0 square feet	
Proposed:	111,757 square feet	0.13 F.A.R.
Permitted:	304,921 square feet	0.35 F.A.R.

**BUILDING COVERAGE:**

Existing:	0 square feet	
Proposed:	68,643 square feet	8% of Site MOL
Permitted:	NA	

**IMPERVIOUS SURFACE:**

Existing:	24,760 square feet	3% of Site MOL
Proposed:	340,052 square feet	39% of Site MOL
Permitted:	522,722 square feet	60% of Site MOL

**OPEN GREEN SPACE:**

Existing:	846,443 square feet	97% of Site MOL
Proposed:	531,151 square feet	61% of Site MOL

**PAVING COVERAGE:**

Existing:	24,760 square feet	3% of Site MOL
Proposed:	271,409 square feet	31% of Site MOL

**PARKING:**

Existing:	0;
Proposed:	325; including 12 handicapped spaces
Required	297; including 7 handicapped spaces

**BUILDING HEIGHT:**

Existing:	0 feet
Proposed:	36 feet
Permitted:	36 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Sections 16.10.020.1, 16.50.050, and 16.70.040.1.5 of the Land Development Regulations (LDRs) for a carwash which is a Special Exception use within the CCS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA in the NS-1 zoning district. The subject property is located on the north side of 62<sup>nd</sup> Avenue Northeast, south of 64<sup>th</sup> Avenue Northeast and east of



Pershing Street Northeast. An application to vacate a portion of Davenport Avenue Northeast and Pine Street Northeast has been submitted concurrently with this application.

**Current Proposal:**

In 2010, the Pinellas County School Board demolished the existing school. The new campus will include a 2-story main building that is approximately 111,757 square feet and two smaller buildings which are a pool equipment building and a CEP building. The main building will be almost centered on the subject property abutting 62<sup>nd</sup> Avenue Northeast. A pool, splash pad and playground will be located west of the proposed main building and the pool equipment building will be located west of the pool. Bike parking, a garden and sports field will be located east of the main building and the CEP will be located east of the sports field. The sports field will not include any permanent seating or outdoor amplified sound, but will include exterior lighting. The exterior lighting will need to comply with Code, that includes properly shielding the lighting to prevent light trespass. The parking and parent drop off/pick up area will be located north of the main building and accessed from Pershing Street Northeast. The school bus drop-off/pick up area will be located south of the sports fields and accessed from 62<sup>nd</sup> Avenue Northeast. The parent drop off/pick up area and the bus drop off/pick up area are separated from each other to make ingress and egress safer, more convenient, and more efficient. The proposed exterior green yard along 62<sup>nd</sup> Avenue Northeast is required to be 10-feet. The site plan shows the exterior yard to be less than 10-feet. The applicant did not request a variance; therefore, the site plan will need to be modified to provide the 10-foot exterior green yard. The site plan also shows an area for a future expansion. This approval does not contemplate any future expansion and any future expansion will require approval of a site plan modification. The main building is proposed in a contemporary architectural style and will be finished with a smooth and split-face block and stucco.

The school will have 15 classrooms, 1 art room, 1 family science lab, 1 music room and 4 ESE rooms. There will be a media center, dining room, gymnasium, and offices. There will be up to 600 students and 50 faculty. The YMCA will be utilizing the media center, dining, gymnasium, family science lab and pool, sports field and garden. In total, the YMCA will utilize approximately 48,000 square feet.

**Special Exception:**

The YMCA is a community assembly facility which is a Special Exception use in the NS-1 zoning district. The use approval requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The applicant will be responsible to comply with the City's noise ordinance, which does include hours that limit excessive noise generation. The applicant has noted that no outdoor amplified sound is proposed. If the applicant decides to add outdoor amplified sound a noise mitigation and monitoring plan will be required to be submitted and approved by the City.

**Public Comments:**

Staff has not received any communication for or against the proposed development.

**III. RECOMMENDATION:**

**A. Staff recommends Approval of the Special Exception and related site plan subject to the Special Conditions of Approval.**

**B. SPECIAL CONDITIONS OF APPROVAL:**

- 1. This Site Plan approval shall be valid through January 5, 2025. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.**
- 2. No construction shall commence in the rights-of-way prior to approval of the vacating applications.**
- 3. Exterior lighting shall comply with 16.40.070, providing full cut off lighting fixtures and shielding from the surrounding residential uses.**
- 4. Bicycle parking shall be provided in accordance with 16.40.090.4.**
- 5. Signage shall comply with 16.40.120, including limits on electronic message centers as follows: Dwell time shall be at least 24 hours in neighborhood and corridor residential districts and the display shall be limited to text on a black background. Illuminated signage or electronic messages shall only be allowed along 62<sup>nd</sup> Avenue Northeast.**
- 6. The exterior green yard abutting all rights-of-way, excluding alleys, shall be 10-feet wide.**
- 7. If there is any outdoor amplified sound, a noise mitigation and monitoring plan shall be submitted to the City for approval.**
- 8. Any outdoor activities or events shall cease operation by 10 p.m. Sunday through Thursday and by 11 p.m. Friday and Saturday. No outdoor activities or event shall start before 7 a.m.**
- 9. Plans shall be revised as necessary to comply with comments provided by the City's Parking and Transportation Management Department memorandum dated December 22, 2021.**
- 10. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated December 16, 2021.**

**C. STANDARD CONDITIONS OF APPROVAL:**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

- 1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.**

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160 of the Municipal Code).
3. No building or other obstruction (including eaves) shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the

DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g., stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheel stops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Sections 16.40.060.5 and 16.40.060.2.1.3 of City Code.

**IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW (Pursuant to Chapter 29, Section 29-90(c):**

1. The use is consistent with the Comprehensive Plan.
2. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
4. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
5. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
6. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

8. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
9. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
10. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
11. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
12. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
13. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
14. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
15. Sensitivity of the development to on-site and adjacent (within two hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
  - a. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Section 16.30.070).
  - b. The property is **within** a flood hazard area (Chapter 16, Section 16.40.050).
16. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
17. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
  - a. Water.
  - b. Sewer (under normal operating conditions).
  - c. Sanitation.
  - d. Parks and recreation.
  - e. Drainage.

The land use of the subject property is: **Institutional**

The land uses of the surrounding properties are:

North: Residential Urban

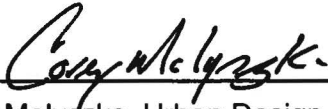
South: Residential Urban

East: Recreation/Open Space

West: Residential Urban

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REPORT PREPARED BY:



*12.23.21*

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Corey Malyszka, Urban Design and Development Coordinator  
Development Review Services Division  
Planning and Development Services Department

DATE

REPORT APPROVED BY:

*/s/ Elizabeth Abernethy*

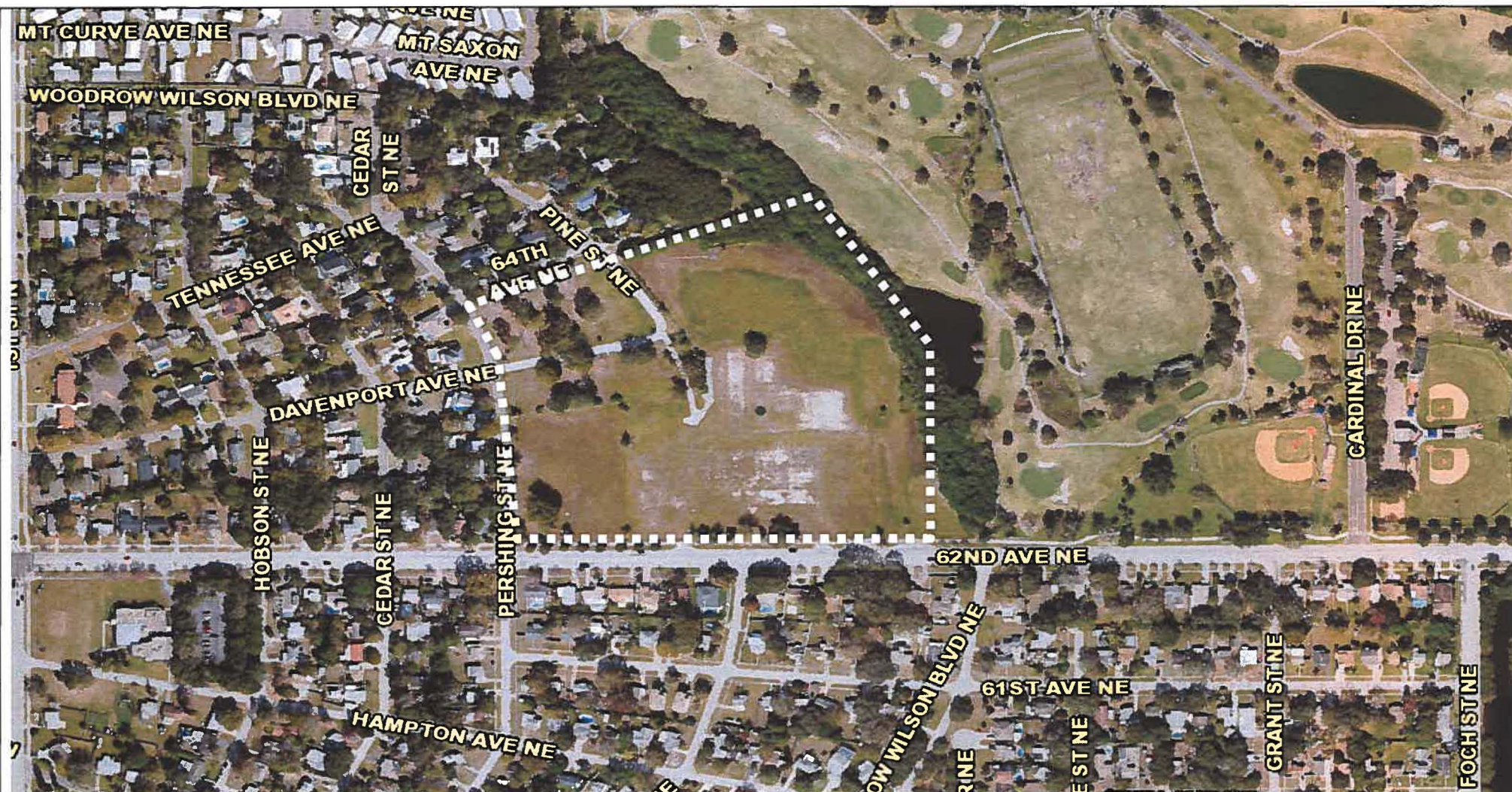
12/23/2021

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Elizabeth Abernethy, AICP, Director  
Planning and Development Services Department

DATE

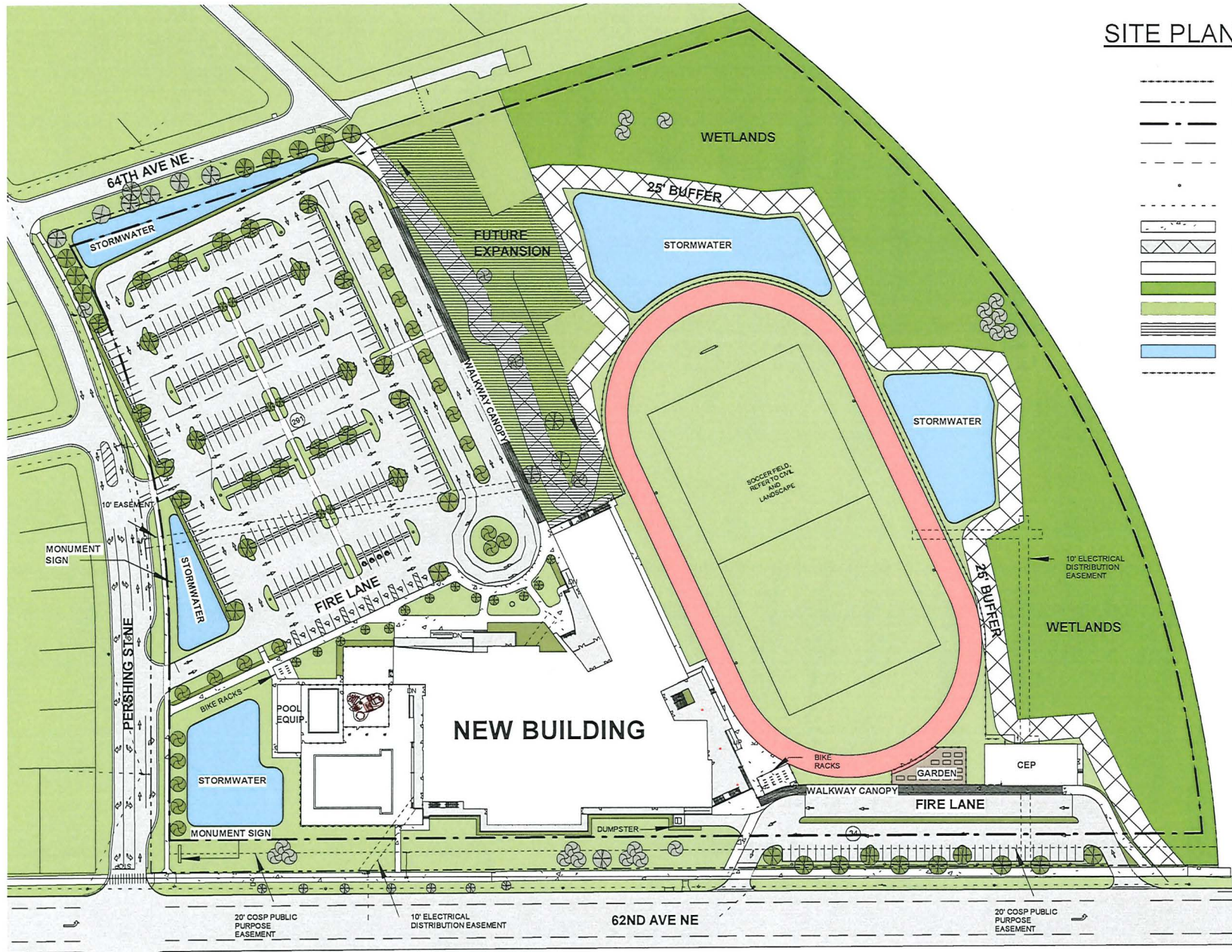




Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 21-32000015  
 Address: 501 62<sup>nd</sup> Ave. N.







## SITE PLAN LEGEND

- NEW FENCE, REFER TO CIVIL
- PROPERTY LINE
- SETBACK
- QUEUE LINE
- EASEMENTS
- EXTERIOR LIGHTING
- OVERHEAD POWER LINES
- CONCRETE PATH
- 25' WETLAND BUFFER
- NEW BUILDING
- WETLAND
- WETLAND MITIGATION
- FUTURE EXPANSION
- PROPOSED DRY PONDS, REFER TO CIVIL
- FENCE, REFER TO AS-007 FOR TYPE

**HARVARD JOLLY WA**  
architects  
**ARCHITECTURE**

AR 0013140

www.HarvardJolly.com

727-897-4611

ST. PETERSBURG, FL

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YMCA PARTNERSHIP MIDDLE SCHOOL

501 62ND AVENUE NE, ST. PETERSBURG, FL 33702

DESIGN DEVELOPMENT

Comm. No: 21014.00

Date: 11/03/2021

Drawn by: CH

Checked by: LE

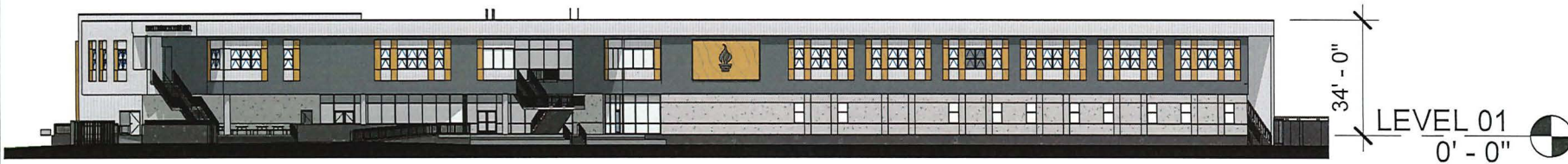
AS-012

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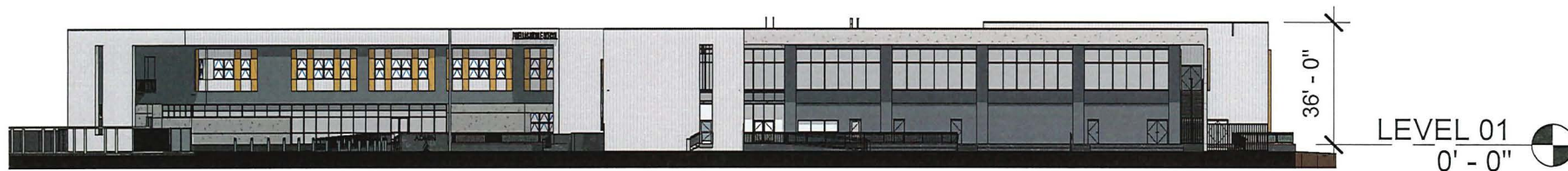
# OVERALL SITE PLAN

1" = 160'-0"





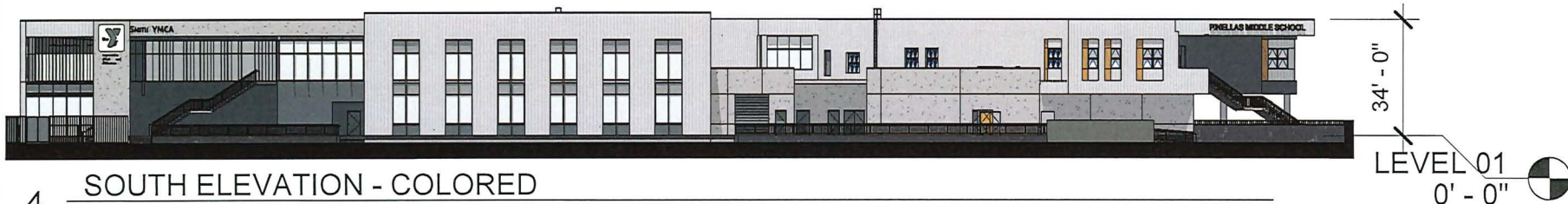
1 EAST ELEVATION - COLORED  
1" = 50'-0"



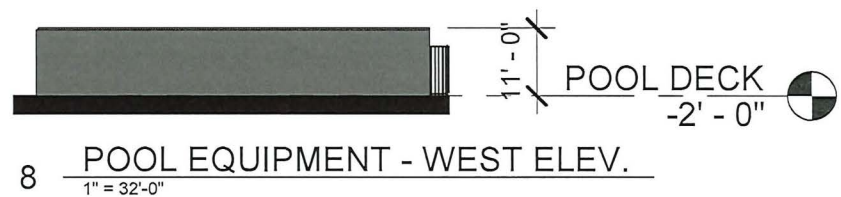
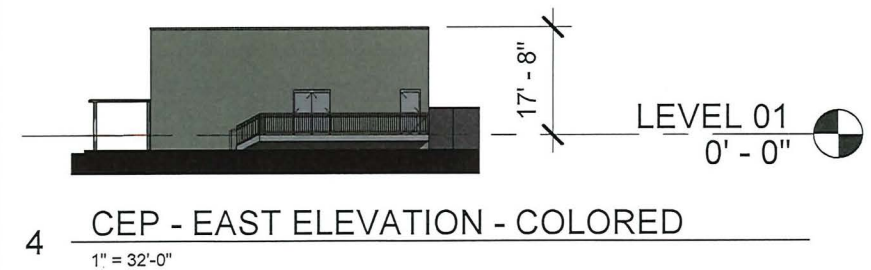
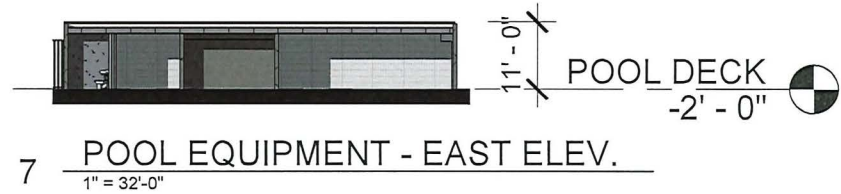
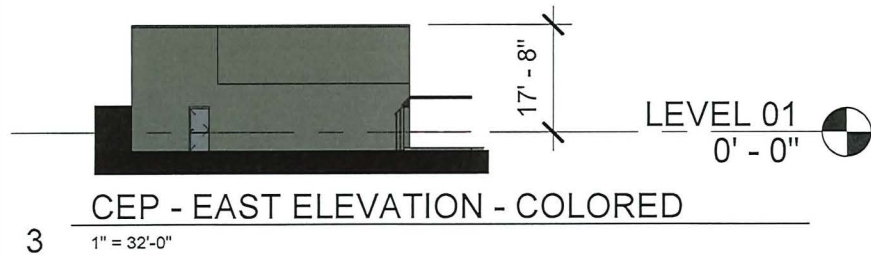
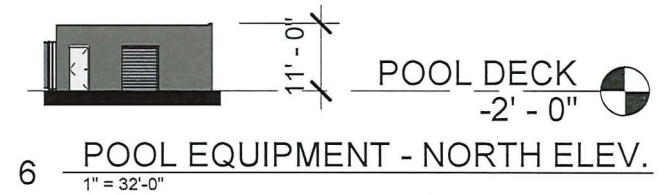
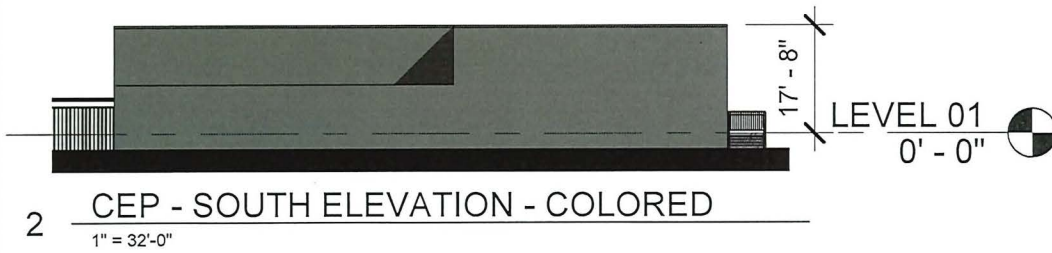
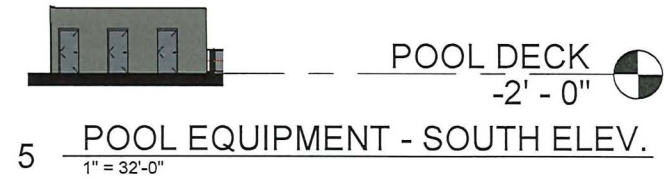
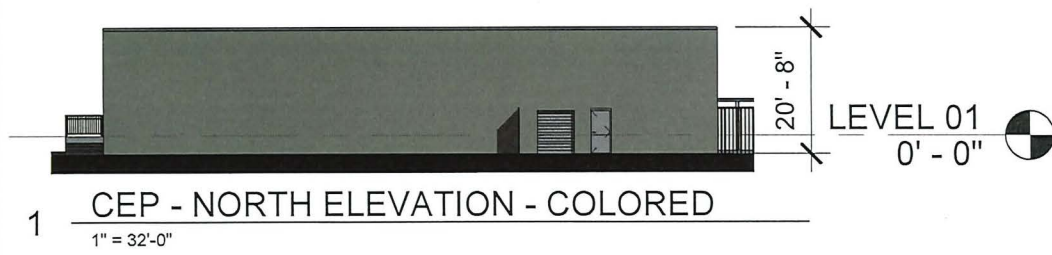
2 WEST ELEVATION - COLORED  
1" = 50'-0"



3 NORTH ELEVATION - COLORED  
1" = 50'-0"



4 SOUTH ELEVATION - COLORED  
1" = 50'-0"





NORTHWEST AERIAL PERSPECTIVE





NORTH PERSPECTIVE





SOUTHWEST PERSPECTIVE



**HARVARD • JOLLY WA**  
**ARCHITECTURE** architects  
ST. PETERSBURG, FL | 727-897-4611 | www.harvardjolly.com | AS 0013140

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YMCA PARTNERSHIP MIDDLE SCHOOL  
501 62ND AVENUE NE, ST. PETERSBURG, FL 33702  
DESIGN DEVELOPMENT

Comm. No:	21014.00
Date:	11/03/2021
Drawn by:	Author
Checked by:	Checker

AS-024



SOUTHEAST PERSPECTIVE



YMCA PARTNERSHIP MIDDLE SCHOOL  
501 62ND AVENUE NE, ST.PETERSBURG, FL 33702

DESIGN DEVELOPMENT

Comm. No: 21014.00

Date: 11/03/2021

Drawn by: CH

Checked by: LE

**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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TO: Corey Malyszka, Urban Design and Development Coordinator  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Corey Malyszka, AICP, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 16, 2021

FILE: 21-32000015

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LOCATION 501 62<sup>nd</sup> Ave NE  
AND PIN: 32-30-17-10458-000-0010  
32-30-17-10458-000-0010  
31-30-17-28494-011-0060  
31-30-17-28494-011-0070  
31-30-17-24894-011-0080  
31-30-17-28494-011-0040  
31-30-17-28494-011-0030  
31-30-17-28494-011-0020  
31-30-17-28494-011-0010

ATLAS: E 34 & D-34

PROJECT: Special Exception

**REQUEST:** Approval of a special exception and related site plan to construct a 111,757 sq ft middle school and YMCA in the NS-1 zoning district.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed Special Exception provided that the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. The sidewalks along 62<sup>nd</sup> Avenue Northeast must be a minimum of 6' wide, along Pershing Avenue Northeast and 64<sup>th</sup> Avenue Northeast a minimum of 4' wide.



Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

3. All conditions of right-of-way vacation file #21-33000018 are also a condition of this approval.

4. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

5. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements, per City Floodplain Management regulations at the time of construction, and per current FEMA regulations. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

6. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).

7. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.



\*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **\_DeptTemplates\_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email [ROW\\_Permitting@stpete.org](mailto:ROW_Permitting@stpete.org) or [Martha.Hegenbarth@stpete.org](mailto:Martha.Hegenbarth@stpete.org).

City infrastructure maps are available via email request to [ECID@stpete.org](mailto:ECID@stpete.org). All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email [WRD\\_UtilityReviewRequest@stpete.org](mailto:WRD_UtilityReviewRequest@stpete.org). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

\*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including

street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh  
pc: Adam Iben, Water Resources



## **CITY OF ST. PETERSBURG**

### **Transportation and Parking Management Department**

#### **MEMORANDUM**

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services Department

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** December 22, 2021

**SUBJECT:** Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA in the NS-1 zoning district.

**CASE:** 21-32000015

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The Transportation and Parking Management Department has reviewed the special exception and related site plan for the proposed middle school and YMCA at 501 62<sup>nd</sup> Avenue NE. The Transportation and Parking Management Department has comments on the potential traffic impact, drop off and pick up plan for students, roadway modifications, and bicycle and pedestrian facilities.

The proposed middle school will serve 600 students. Based on studies for middle schools and junior high schools in general urban/suburban areas in the Institute of Transportation Engineers' "Trip Generation Manual" (11th Edition), the projected a.m. peak hour trip generation is 402 trips (217 trips entering and 185 leaving the site) and the projected p.m. peak hour trip generation is 90 trips (43 trips entering and 47 trips leaving the site). Sixty-second Avenue NE operates at a level of service D between 1<sup>st</sup> Street and Bayou Grande Boulevard according to the Forward Pinellas' "2020 Level of Service Report." The volume-to-capacity ratio is 0.184, or 18%. The spare capacity in the peak hour and peak direction of travel is 3,029 trips, so this road segment does have a significant amount of spare capacity to accommodate the new trips from the subject property.

The Pinellas County School Board is providing 2,965 linear feet for queuing in the parking lot for dropping off students and picking up students. This queuing length exceeds the School Board's minimum requirement of 2,400 linear feet for a school with 600 students (four feet per one student). Assuming an average length of 25 feet per vehicle in the queue to drop off or pick up students, 118 vehicles could be accommodated in the queue at one time. This number, 118 vehicles, is 54% of the projected number of inbound trips in the a.m. peak hour and more than the projected number of inbound trips in the p.m. peak hour. It should be noted that student drop-off activity is frequently more temporally distributed and occurs more quickly than student pick-up activity.

The applicant is proposing modifications to Pershing Street NE to accommodate the inbound and outbound trips from the YMCA and middle school. Motorists that drive to the YMCA will use the southern driveway and motorists that are dropping off or picking up students will use the northern driveway. Right-turn lanes are shown for both driveways to better ensure that through traffic is not impeded. Southbound left-turn and right-turn lanes will be installed to facilitate the efficient movement of traffic away from the site.

The 62<sup>nd</sup> Avenue North Trail is located on the northern side of 62<sup>nd</sup> Avenue NE and adjacent to the proposed middle school and YMCA. A new sidewalk is shown on the eastern side of Pershing Street NE. This sidewalk will serve students, employees and visitors from the neighborhood that walk to and from the subject property. A sidewalk is not shown on the southern side of 64<sup>th</sup> Avenue NE; the Transportation Department recommends that this sidewalk be installed for the same reasons that a sidewalk is needed on Pershing Street NE. The trail and sidewalks shall be continuous through project driveways. Staff concurs with the sidewalks added to the site to connect to the external sidewalk and trail system, which include the sidewalks on the eastern and western sides of the bus loop, sidewalk from the YMCA to the trail, and sidewalk from the YMCA to Pershing Street NE. Staff also concurs with the high-emphasis pedestrian crosswalk for pedestrians traveling east and west on 62<sup>nd</sup> Avenue NE at Pershing Street NE. Redundant curb cuts for former driveways and layover areas on 62<sup>nd</sup> Avenue NE and Pershing Street NE shall be removed. The middle school and YMCA will lead to an increased number of pedestrians crossing 62<sup>nd</sup> Avenue NE. A high emphasis crosswalk and Rapid Rectangular Flashing Beacon east of the intersection of 62<sup>nd</sup> Avenue NE and Pershing Street NE will be needed to ensure pedestrian safety.

The applicant shall meet the bicycle parking requirements in Section 16.40.090.4 of the City Code. Bike racks are shown on the site plan near the YMCA and near the middle school. It is not indicated on the site plan if these are short-term or long-term bicycle parking spaces. The required bicycle parking for the middle school is 1 short-term space per 40 enrolled students and 5 long-term spaces per classroom. The required bicycle parking for commercial recreation indoor facilities is 2 short-term spaces or 1 short-term space per 5,000 square feet, and 2 long-term spaces or 1 long-term space per 12,000 square feet. The required bicycle parking for commercial recreation outdoor facilities is 10 long-term spaces, or 1 long-term space per 20 motor vehicle parking spaces. Short-term bicycle parking spaces are not required for commercial recreation outdoor facilities, but we recommend that the applicant add several short-term spaces. Short-term bicycle parking spaces are required to be installed near building entrances. Long-term bicycle parking spaces must comply with the design standards in the City Code, such as being located in buildings or outside with 50% or more of the spaces covered and having a high degree of security. Please let me know if you have any questions about the Transportation and Parking Management Department's review of this case.

# Development Review Commission (DRC)

DRC HEARING DATE: **JANUARY 5, 2022**

**DRC CASE No. 21-32000015**

MOTION TO APPROVE:	#3 Approval of a special exception and related site plan to construct a 111,757 square foot middle school and YMCA in the NS-1 Zoning District.					
AMENDMENTS:						
MOVED BY:	Rutland					
SECOND BY:	Kiernan					
NAMES	YES	NO	YES	NO	YES	NO
REED	X					
<del>WALKER</del>	<b>Recused</b>					
<del>RUTLAND</del>	<b>Recused</b>					
STOWE	X					
CUEVAS	<b>Absent</b>					
KIERNAN, Vice-Chair	X					
CLEMMONS, Chair	X					
SINGLETON *1	X					
FLYNT *2	<b>Absent</b>					
GRINER*3	X					

\* Alternate

## Attendance

P	Reed
A	Walker
A	Rutland
P	Stowe
A	Cuevas
P	Kiernan
P	Clemmons
P	Singleton *1
A	Flynt *2
P	Griner*3

## Presentations

X	Corey Malyszka – Staff Presentation
X	Jason Novisk – Agent Presentation

“Approved by a 6-0 vote of the Commission”

**From:** [Thomas M Whalen](#)  
**To:** [Evan Mory](#); [Elizabeth Abernethy](#); [Dave S Goodwin](#); [Scot K. Bolyard](#); [Corey D. Malyszka](#)  
**Subject:** FW: [e] 501 62nd Ave NE Riviera Middle School  
**Date:** Thursday, March 24, 2022 9:21:41 AM  
**Attachments:** [image001.jpg](#)  
[YMCA Partnership Middle School – Access Alternatives.pptx](#)

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I provided three access alternatives to the middle school and YMCA site on 62<sup>nd</sup> Avenue NE, following City staff's meeting with two residents on Tuesday, to the school district and development team (attached). These alternatives are described in my email below. Jason Jensen reviewed the alternatives and does not think any changes should be made to the site plan that was approved by the DRC in January. Scot, Corey and I will be meeting with representatives from the school district and their development team today at 1 p.m.

In terms of trip generation for the YMCA, which neighborhood representatives have expressed a concern about and noted that it was not included in the staff report for the January DRC meeting, I have calculated the projections. I used ITE's "Recreational Community Center" (Land Use 495), which includes facilities such as YMCAs according to ITE's description of this land use category. The projected number of daily trips for a recreational community center is 991 (495 trips entering and 496 trips exiting). The projected number of a.m. peak hour trips is 66 trips (43 entering and 23 exiting). The projected number of p.m. peak hour trips is 86 (40 trips entering and 46 trips exiting). In the Transportation Department's review in December, we calculated the a.m. and p.m. peak hour projections. The highest number of peak hour trips is anticipated to occur in the morning. The combined result of adding the projections for the school and YMCA is 468 a.m. peak hour trips (260 trips entering and 208 exiting). I didn't assume there would be internal capture (i.e., people going from one facility to the other facility before leaving the site). I think it would make sense to update the Transportation Department's memo before the DRC meeting.

Tom Whalen, AICP CTP  
Planner III  
City of St. Petersburg  
727-893-7883

---

**From:** Jason Jensen <Jason@wjarc.com>  
**Sent:** Wednesday, March 23, 2022 11:13 PM  
**To:** Thomas M Whalen <Tom.Whalen@stpete.org>; 'Amy Weber Bradlow' <a.bradlow@harvardjolly.com>; Lindsay Evans <lindsay@wjarc.com>  
**Cc:** Livernois Scott <livernoiss@pcsb.org>; Stephen L Johnson <S.Johnson@harvardjolly.com>  
**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

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Tom,

Thanks for your help working through the options. Below are some of my thoughts preparing for our discussion tomorrow.

I think this is an unprecedented response of closing a street for a few resident comments that we receive on every community type project. We heard the same comments for Shore Acres Rec, Roberts rec. Gladden Park etc. There are also countless schools that are embedded completely in neighborhoods with similar level street access. The most we have changed in the past was making some drives exit for example right only. We changed our exits on Pershing to left only in response.



This neighborhood has been without any development there for some time so any change will be a change from current conditions. From a community urban planning standpoint I don't believe this is a good direction. If anyone in the neighborhood itself is going to the Y they would need to exit the neighborhood and re enter from 62<sup>nd</sup>.

Can we suggest that the street/right of way is pulled as a separate subject that you can monitor and addressed as required. The dead end is available if monitoring indicates a true need. My understanding is that the residents on Pershing would also have a separate approval process to agree to such measures. I don't think a condition of approval based on a separate neighborhood vote process is appropriate and potentially tie our project up for a long time.

Have you looked at whether this idea of a cut through traffic flow is an actual real or potential? Any cut through would be from 1<sup>st</sup> street N and 1<sup>st</sup> dead ends at 78<sup>th</sup> Ave with a very small amount of residents between the school and 78<sup>th</sup> on 1st. Pershing itself is not continuous to 1st so the potential cut through would be through three other intersections. Two intersections have stop signs. You could add a stop sign at Pine street and Pershing. You could also add other traffic calming devices if that was deemed necessary. Three stop signs and a limited north demographic would seem to indicate that this is not an actual problem but an residents anxiety of what could happen. (The main opponent lives on cedar with no impact from this development or cut through argument but is citing this as an issue.)

One other argument that the opponent has verbally said is that parents parked on Pine to circumvent the pickup lane when the original school was in operation. Pine was close to the original physical school. Now that Pine is eliminated there are no neighborhood streets close to the physical building. If you cut Pershing off you might be encouraging people to park north of that closure to wait for students and exit deeper through the neighborhood.

I also want to bring up again that we are vacating Pine which has two curb cuts. We are basically moving those two curb cuts south of Davenport. We are not adding curb cuts into the neighborhood or site. In our first meeting we thought it was better not to align with the existing intersections. The option of drives on our site shown through the building and pond does not work. We still need the four lanes to provide left hand turn out and would need a bypass lane entering to help accommodate the school and Y. It physically doesn't fit with appropriate radiuses and in general doesn't allow the separation of entrances between the Y and School that we are currently proposing. The internal conflict between YMCA and school participants would be a significant issue during pick up and drop off. We feel that this can not be shown as an option. We have vetted this extensively from a technical and logistical standpoint.

I know this is a lot of information and that you and the City are trying to accommodate everyone. We want to support that effort while ensuring the project functions.

Thank you for the communication!

Jason Jensen



/ AR94244 / 132 Mirror Lake Drive Unit 301 / St. Petersburg, FL

33701

O. 727.822.5566 / D. 727.308.2711 / C. 727.504.8959 / [www.wjarc.com](http://www.wjarc.com) / [jason@wjarc.com](mailto:jason@wjarc.com)

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**From:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>

**Sent:** Wednesday, March 23, 2022 12:13 PM

**To:** 'Amy Weber Bradlow' <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>; Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Cc:** Jason Jensen <[jason@wjarc.com](mailto:jason@wjarc.com)>; Livernois Scott <[livernoiss@pcsb.org](mailto:livernoiss@pcsb.org)>; Stephen L Johnson <[S.Johnson@harvardjolly.com](mailto:S.Johnson@harvardjolly.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

Good afternoon,

I have attached three alternative options for access to the site based on City staff's meeting with neighborhood representatives yesterday. The first option is a T-Turnaround south of Davenport Ave. NE and north of the northern school driveway. This was staff's idea.

The neighborhood representatives proposed a T-Turnaround or cul-de-sac north of 62<sup>nd</sup> Avenue NE. Based on City roadway standards, we believe that only a T-Turnaround would be feasible based on available right of way (City standard attached). A new driveway(s) on 62<sup>nd</sup> Avenue NE would need to be identified.

Staff also discussed the possibility of placing one or two access points on 62<sup>nd</sup> Avenue NE and not having access off of Pershing Street NE. There could be one access point west of the bus loop that would serve both inbound and outbound trips, or ingress and egress could be separated as shown on the third drawing. The precise driveway(s) location(s) would have to be determined so that site traffic would not interfere with intersections and turn lanes or the western bus loop driveway.

I have been asked to estimate the trips from YMCA. I am working on that and should have the numbers ready before our meeting.

Tom Whalen, AICP CTP

Planner III

City of St. Petersburg

727-893-7883

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**From:** Amy Weber Bradlow <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>

**Sent:** Tuesday, March 22, 2022 8:48 AM

**To:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Cc:** Jason Jensen <[jason@wjarc.com](mailto:jason@wjarc.com)>; Livernois Scott <[livernoiss@pcsb.org](mailto:livernoiss@pcsb.org)>; Stephen L Johnson <[S.Johnson@harvardjolly.com](mailto:S.Johnson@harvardjolly.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

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Great. Scott Livernois from the School Board would also like to attend.

Thanks,

Amy

Amy Weber Bradlow, AIA | Senior Vice President |  
[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)  
[www.HARVARDJOLLY.com](http://www.HARVARDJOLLY.com) | T: 727.896.4611 | M: 727.452.8321

**HARVARD • JOLLY**  
ARCHITECTURE

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**From:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>

**Sent:** Tuesday, March 22, 2022 8:34 AM

**To:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>; Amy Weber Bradlow <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>

**Cc:** Jason Jensen <[jason@wjarc.com](mailto:jason@wjarc.com)>

**Subject:** Re: [e] 501 62nd Ave NE Riviera Middle School

Hi Lindsay,



Thursday at 1 p.m. works for me.

Tom Whalen, AICP CTP

Planner III

City of St. Petersburg

727-893-7883

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**From:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Sent:** Sunday, March 20, 2022 12:18 PM

**To:** Amy Weber Bradlow <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>

**Cc:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Jason Jensen <[jason@wjarc.com](mailto:jason@wjarc.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

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Tom,

If Thursday at 1pm works for you, that would be best for us. Please let me know and I will schedule the conference call.

**Lindsay Evans, AIA**

*Project Architect / Project Manager*

WJ Logo



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**From:** Amy Weber Bradlow <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>

**Sent:** Friday, March 18, 2022 5:59 PM

**To:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Cc:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Amy Weber Bradlow <[a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)>; Jason Jensen <[jason@wjarc.com](mailto:jason@wjarc.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

Lindsay,

Next week I am available:

Monday 9-10

Tuesday 10-12

Thursday 9-2. I do have a meeting Thursday 10-11 that I would prefer to avoid if possible, but can rearrange if necessary.

Thanks,

Amy

Amy Weber Bradlow, AIA | Senior Vice President | [a.bradlow@harvardjolly.com](mailto:a.bradlow@harvardjolly.com)

[www.HARVARDJOLLY.com](http://www.HARVARDJOLLY.com) | T: 727.896.4611 | M: 727.452.8321

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Sent from my wireless device

On Mar 18, 2022 5:49 PM, Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)> wrote:

Tom,

We feel it would be good to meet again and discuss the environmental issue with putting a roadway over the wetland and any other options we have. Tom and Amy, please send me your availability next week and I will work on getting a call set up.

**Lindsay Evans, AIA**

*Project Architect / Project Manager*

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**From:** Lindsay Evans

**Sent:** Wednesday, March 16, 2022 10:39 AM

**To:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>

**Cc:** Amy Weber <[a.weber@harvardjolly.com](mailto:a.weber@harvardjolly.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

Tom,

The total YMCA gross square footage is 34,376. Let me know if you need anything else.

**Lindsay Evans, AIA**

*Project Architect / Project Manager*

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**From:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>

**Sent:** Thursday, March 10, 2022 10:17 AM

**To:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Cc:** Amy Weber <[a.weber@harvardjolly.com](mailto:a.weber@harvardjolly.com)>

**Subject:** RE: [e] 501 62nd Ave NE Riviera Middle School

Hi Lindsay,

David Cole, a citizen in the neighborhood, has expressed a concern about the project. He wants to know why vehicular trip estimates for the YMCA have not been provided. I used Institute of Transportation Engineers data to estimate the school trips based on the number of students in the staff report that was prepared for the DRC meeting in January. To estimate the number of trips from the YMCA, I will need to know the square footage of the YMCA building. Can you provide that information?

Mr. Cole also believes that access should not be provided off of Pershing Street. I believes that a driveway for motor vehicles could have been provided on the eastern portion of the site. I explained the environmental issues. He believes that issue could be addressed through engineering (i.e.,

elevated driveway over wetland area). Was that considered?

Tom

---

**From:** Thomas M Whalen

**Sent:** Monday, August 30, 2021 10:00 AM

**To:** 'Lindsay Evans' <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Cc:** Amy Weber <[a.weber@harvardjolly.com](mailto:a.weber@harvardjolly.com)>

**Subject:** RE: 501 62nd Ave NE Riviera Middle School

Lindsay,

Do you have an idea as to how many students will travel to the school by bus, motor vehicle and walking or bicycling? How many students are anticipated to arrive early and/or stay late because of programs at the YMCA? How large is the school and how large is the YMCA in square feet? If the updated site plan is available for distribution I would appreciate seeing a copy of it.

Tom Whalen, AICP CTP

Planner III

City of St. Petersburg

727-893-7883

---

**From:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Sent:** Friday, August 27, 2021 2:37 PM

**To:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>

**Cc:** Amy Weber <[a.weber@harvardjolly.com](mailto:a.weber@harvardjolly.com)>

**Subject:** FW: 501 62nd Ave NE Riviera Middle School

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tom,

We will be submitting a Special Exception application for the above referenced project. Will a traffic study be required for this project?

Lindsay Evans

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**From:** Jennifer C. Bryla <[Jennifer.Bryla@stpete.org](mailto:Jennifer.Bryla@stpete.org)>

**Sent:** Wednesday, August 25, 2021 4:19 PM

**To:** Jason Jensen <[Jason@wjarc.com](mailto:Jason@wjarc.com)>; [dan@vickstromeng.com](mailto:dan@vickstromeng.com)

**Cc:** Mayor <[Mayor@stpete.org](mailto:Mayor@stpete.org)>; Kanika Tomalin <[Kanika.Tomalin@stpete.org](mailto:Kanika.Tomalin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Subject:** [e] 501 62nd Ave NE Riviera Middle School

Jason,

Good afternoon. I did have opportunity to clarify with Mayor's Office that the attached applications are required for the development of this project. I have attached the Pre-application notes for your use. I have also attached the DRC applications and deadline schedule.

In order to submit applications for the project, you will need to contact CONA and FICO, as well as the Edgemoor Neighborhood Assoc. and the Americana Cove Residents Assoc. 10 days prior to submittal with a Notice of Intent to File for a SE and a SPR. This will need to be documented in the applications. The contacts for the FICO and CONA are on the last page of the application. The contact for Edgemoor is Richard Kirby at [rkirbysr83@yahoo.com](mailto:rkirbysr83@yahoo.com). The contact for Americana is Linda Quince at [lpqboard@gmail.com](mailto:lpqboard@gmail.com).

Please let me know if I can help further.

Jennifer C. Bryla, AICP

**Zoning Official**

Development Review Manager

City of St. Petersburg, FL

Planning and Development Services Department

O: 727.892.5344 E: [Jennifer.Bryla@stpete.org](mailto:Jennifer.Bryla@stpete.org)

[Your Sunshine City](#)



## **CITY OF ST. PETERSBURG**

### **Transportation and Parking Management Department**

#### **MEMORANDUM**

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services Department

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** March 29, 2022

**SUBJECT:** Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA in the NS-1 zoning district.

**CASE:** 21-32000015

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The Transportation and Parking Management Department has reviewed the special exception and related site plan for the proposed middle school and YMCA at 501 62<sup>nd</sup> Avenue NE. The Transportation and Parking Management Department has comments on the potential traffic impact, drop off and pick up plan for students, roadway modifications, and bicycle and pedestrian facilities.

#### **Trip Generation and Neighborhood Transportation Management**

The proposed middle school will serve 600 students. Based on studies for middle schools and junior high schools in general urban/suburban areas in the Institute of Transportation Engineers' "Trip Generation Manual" (11<sup>th</sup> Edition), the projected a.m. peak hour trip generation is 402 trips (217 trips entering and 185 trips leaving the site), projected p.m. peak hour trip generation is 90 trips (43 trips entering and 47 trips leaving the site), and projected daily trip generation is 1,260 trips (630 trips entering and 630 trips leaving the site).

The proposed YMCA will be 34,376 square feet. Based on studies for recreational community centers in the Institute of Transportation Engineers' "Trip Generation Manual" (11<sup>th</sup> Edition), the projected a.m. peak hour trip generation is 66 trips (43 trips entering and 23 leaving the site), projected p.m. peak hour trip generation is 86 trips (40 trips entering and 46 trips leaving the site), and projected daily trip generation is 991 trips (495 trips entering and 496 trips leaving the site). The daily trip generation data is based on only four studies and all four facilities were larger than the proposed YMCA. The applicant provided national data for YMCA facilities. Based on this data, the anticipated number of daily trips is 490.

When the trips from the proposed middle school and YMCA are combined, the projected a.m. peak hour trip generation is 468 (260 trips entering and 208 trips leaving the site) and the p.m. peak hour trip generation is 176 trips (83 trips entering the site and 93 trips leaving the site). It should be noted that the number of trips generated by the site may be less because of the internal capture of trips. For example, a parent may choose to enroll their child in a program at the YMCA before school starts or they may choose to use the facilities at the YMCA after dropping their child off at the school.

Sixty-second Avenue NE operates at a level of service D between 1<sup>st</sup> Street and Bayou Grande Boulevard according to the Forward Pinellas' "2020 Level of Service Report." The volume-to-capacity ratio is 0.184, or 18%. The spare capacity in the peak hour and peak direction of travel is 3,029 trips, so this road segment does have a significant amount of spare capacity to accommodate the new trips from the subject property.

The Pinellas County School Board is providing 2,965 linear feet for queuing in the parking lot for dropping off students and picking up students. This queuing length exceeds the School Board's minimum requirement of 2,400 linear feet for a school with 600 students (four feet per one student). Assuming an average length of 25 feet per vehicle in the queue to drop off or pick up students, 118 vehicles could be accommodated in the queue at one time. This number, 118 vehicles, is 54% of the projected number of inbound trips in the a.m. peak hour and more than the projected number of inbound trips in the p.m. peak hour. It should be noted that student drop-off activity is frequently more temporally distributed and occurs more quickly than student pick-up activity.

The applicant is proposing modifications to Pershing Street NE to accommodate the inbound and outbound trips from the YMCA and middle school. Motorists that drive to the YMCA will use the southern driveway and motorists that are dropping off or picking up students will use the northern driveway. Right-turn lanes are shown for both driveways to better ensure that through traffic is not impeded. Southbound left-turn and right-turn lanes will be installed to facilitate the efficient movement of traffic away from the site.

Several neighborhood residents have expressed concerns about the potential traffic impact of the proposed middle school and YMCA on neighborhood roads. A series of traffic-related conditions of approval have been developed to address these concerns. After the opening of each facility on the site, City staff will evaluate the traffic pattern to determine if there has been a significant increase of daily traffic volumes (20% or more increase) on neighborhood roads that are most likely to be used as cut-through routes by motorists traveling to or from the subject property. If significant traffic increases occur, then traffic operational modifications will be implemented, such as signage to prohibit turning movements and the gating/closing of the northern driveway except during drop-off/pick-up periods for the school. If operational modifications do not sufficiently address increased traffic on neighborhood roads, the City will evaluate physical roadway modifications, such as closing Pershing Street NE north of the northern driveway (south of Davenport Ave. NE) and/or installing speed humps on neighborhood roads. Physical roadway modifications will only be implemented if it is documented through the established City Neighborhood Transportation Management Program that there is support for physical changes to roads from residents that live on these roads and the greater neighborhood area. Normally the City is not in favor of degrading the roadway grid pattern, but the background traffic levels are so low that such a change would not cause serious degradation of mobility or cause significant elongated trip lengths for nearby residents or the general public and may

be justifiable if it is found that excessive traffic is approaching from the north rather than the planned route from 62<sup>nd</sup> Avenue.

### **Site Plan Review**

The 62<sup>nd</sup> Avenue North Trail is located on the northern side of 62<sup>nd</sup> Avenue NE and adjacent to the proposed middle school and YMCA. A new sidewalk is shown on the eastern side of Pershing Street NE. This sidewalk will serve students, employees and visitors from the neighborhood that walk to and from the subject property. A sidewalk is not shown on the southern side of 64<sup>th</sup> Avenue NE; the Transportation Department recommends that this sidewalk be installed for the same reasons that a sidewalk is needed on Pershing Street NE. The trail and sidewalks shall be continuous through project driveways. Staff concurs with the sidewalks added to the site to connect to the external sidewalk and trail system, which include the sidewalks on the eastern and western sides of the bus loop, sidewalk from the YMCA to the trail, and sidewalk from the YMCA to Pershing Street NE. Staff also concurs with the high-emphasis pedestrian crosswalk for pedestrians traveling east and west on 62<sup>nd</sup> Avenue NE at Pershing Street NE. Redundant curb cuts for former driveways and layover areas on 62<sup>nd</sup> Avenue NE and Pershing Street NE shall be removed. The middle school and YMCA will lead to an increased number of pedestrians crossing 62<sup>nd</sup> Avenue NE. A high emphasis crosswalk and Rapid Rectangular Flashing Beacon east of the intersection of 62<sup>nd</sup> Avenue NE and Pershing Street NE will be needed to ensure pedestrian safety.

The applicant shall meet the bicycle parking requirements in Section 16.40.090.4 of the City Code. Bike racks are shown on the site plan near the YMCA and near the middle school. It is not indicated on the site plan if these are short-term or long-term bicycle parking spaces. The required bicycle parking for the middle school is 1 short-term space per 40 enrolled students and 5 long-term spaces per classroom. The required bicycle parking for commercial recreation indoor facilities is 2 short-term spaces or 1 short-term space per 5,000 square feet, and 2 long-term spaces or 1 long-term space per 12,000 square feet. The required bicycle parking for commercial recreation outdoor facilities is 10 long-term spaces, or 1 long-term space per 20 motor vehicle parking spaces. Short-term bicycle parking spaces are not required for commercial recreation outdoor facilities, but we recommend that the applicant add several short-term spaces. Short-term bicycle parking spaces are required to be installed near building entrances. Long-term bicycle parking spaces must comply with the design standards in the City Code, such as being located in buildings or outside with 50% or more of the spaces covered and having a high degree of security. Please let me know if you have any questions about the Transportation and Parking Management Department's review of this case.





March 28, 2022

Elizabeth Abernethy, AICP  
Director of Planning and Development  
City of St. Petersburg  
One Fourth Street N  
St. Petersburg, FL 33701

**Re: YMCA Partnership Middle School**

Dear Ms. Abernethy,

Thank you for bringing the neighborhood's concerns about the new YMCA Partnership Middle School to our attention. Both the YMCA of Greater St. Petersburg and Pinellas County Schools, along with the design team, are looking forward to this facility being an asset to the City and the local community, and would like to do our best to address the residents' concerns.

The new Middle School is planned for 600 students. The previous Riviera Middle School was more than double that size at 1,400 students. However, the previous Riviera Middle School had only 280 feet of available space for parent drop-off and pick-up queuing, whereas the new school has 2,592 feet. In other words, the new school will have only 43% of the capacity of the former school, but will have more than 9 times the amount of queuing space. This means that traffic will quickly and easily get into the site, and avoid backups on City streets during student pick-up and drop-off times. Additionally, the site plan for the new school separates school bus traffic from the rest of the vehicles, with buses entering and exiting the site off of 62<sup>nd</sup> Avenue. Currently, Pinellas County Schools (PCS) estimates that 50% of students will be dropped off and picked up by parents, and the remaining 50% will be arriving by bus, bike, or walking.

Of course, the YMCA is new to the site, but there are no large assembly spaces within it that will draw large crowds that will be arriving and leaving the site at the same time. The largest exercise studio space within the Y is designed to accommodate 40 people.

The hours for the YMCA will be 5:30 am – 9:00 pm. The exact hours of the Middle School are not established yet, but it will start later and end earlier than the Y. Some students of the Middle School may participate in before- or after-school programs at the Y, which would also help stagger traffic and have fewer parents dropping off or picking up students all at the same time.

We know that residents are concerned about the site entrances from Pershing Street. While we understand their concerns, we want them to know that this configuration was chosen after reviewing all possible options. This option was determined to be the least impactful to local traffic and the neighborhood. To ensure that site access is safe and keeps traffic flowing, it is necessary, and conforms with the City's Code, to keep distance between curb cuts, including the intersection between Pershing Street and 62<sup>nd</sup> Avenue NE. It is also important to segregate bus traffic, parent traffic, and YMCA traffic. The available frontage on 62<sup>nd</sup> Avenue, and space on the site, is limited by wetlands located on the east side of the site. Our team prioritized having bus traffic and deliveries off of 62<sup>nd</sup> Avenue, to eliminate bus and large truck traffic through the residential neighborhood. We were also sensitive to putting a Middle School or YMCA entrance off of 62<sup>nd</sup> Avenue that would require most visitors to make a left turn or U-turn into the site, that could create more dangerous traffic patterns and cause traffic backup to block Pershing Street and therefore impact residents coming into or out of the neighborhood. Due to these reasons, we came to a conclusion that having site access off of Pershing would be the safest and least impactful option for the neighborhood. We discussed the site plan options with City staff multiple times throughout the design process and were in agreement.

When our team originally presented to the DRC in January, residents raised concerns about traffic through the neighborhood, particularly during parent pick-up and drop-off times. In order to ensure that parents will not turn right out of the site onto Pershing and drive through the neighborhood to leave, our team changed the configuration of the school entrance/exit to be a left-out only, forcing parents to go back to 62<sup>nd</sup> Avenue to leave the site rather than drive further into the neighborhood. Additionally, PCS will have staff supervision at pick-up/drop-off times and cones if needed to direct traffic in the appropriate direction. They are also willing to add a rolling or swing gate if needed to the school's entrance, which is the north entrance on Pershing, that would be closed outside school hours. This would eliminate Y visitors using this entrance, and discourage them from driving through the neighborhood to access the site, since the Y entrance is much closer to 62<sup>nd</sup> Avenue.

Our team has carefully considered all aspects of the design of the new YMCA Partnership Middle School, and done our best to make this facility a benefit, and not a detriment, to the local neighborhoods. We have reached out to Edgemoor and Americana Cove on three separate occasions (10/28/21, 12/15/21, and 3/23/22), offering to present the project and have a discussion with their neighborhood associations, but have received no responses. We did present the project to CONA at their February meeting. Additionally, we have reached out to Shore Acres and Placido Bayou, but have not received responses.

We hope that this letter addresses the residents' concerns. We appreciate the City's willingness to meet with us and assist with this project. Please let us know if there are further questions or concerns.

Thank you,

The YMCA Partnership Middle School Design Team:  
Pinellas County Schools  
The YMCA of Greater St. Petersburg  
Harvard Jolly Architecture  
Wannemacher Jensen Architects

Emails of support

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21-32000015

**From:** [Kelly Olson](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Case #21-32000015  
**Date:** Wednesday, March 23, 2022 6:50:05 PM

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Corey Malyszka, AICP  
Urban Design and Development Coordinator  
Planning and Development Services Department  
City of St. Petersburg

Hello Corey,

I wanted to write my support of the new North YMCA PCSB Middle School. I think this would be an incredible use of the space, and a YMCA on this side of town would just be amazing.

Thank you so much for all your work.

Sincerely,  
Kelly Olson  
Shore Acres Resident  
St Petersburg, FL 33706

**From:** [Christie Bruner](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Case #21-32000015 - North YMCA + Middle School  
**Date:** Wednesday, March 23, 2022 9:22:10 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Corey,

I wanted to email with my support for the new YMCA + Middle School project on 62nd Ave N. I am excited for my youngest daughter to potentially attend this school, as my older two daughters have attended middle schools outside of the neighborhood. We know that this will bring many wellness opportunities to our community and appreciate the collaborative public/private partnership. Thank you for your time.

-Christie Bruner  
Shore Acres resident

**From:** [Karen Drake](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Case #21-32000015  
**Date:** Wednesday, March 23, 2022 10:25:59 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing this email in support of the YMCA + middle school on 62nd Ave. This combination would be an asset to this community, including adults and children/teenagers alike. Please move forward with the project as planned.

Thank you,  
Karen Drake

**From:** [Kai Cox](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** YMCA/Middle School on 62nd Ave  
**Date:** Wednesday, March 23, 2022 9:55:33 AM

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Hi Corey,

I'm writing in support of the new middle school facility to be built on 62nd. There was a school there in the past, so this isn't anything new for the surrounding neighborhood. The community needs this benefit.

Regards,  
Kai Cox  
1400 46th Ave NE, St Pete.

Sent from my iPhone

**From:** [Kara McFadden](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** In favor of new Middle School/YMCA  
**Date:** Wednesday, March 23, 2022 10:15:24 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing on behalf of the proposed new Middle School and YMCA on 62nd avenue N. I am fully in favor of the proposal! I understand the neighborhoods concern but this is a growing city and we NEED a good middle school option for our children.

I am a mother of 4 young children and I am hoping this will be built in time for my 8 year old to attend. I will not be sending my children to Meadowlawn or sending them down to the Southside for middle school so our only other option would be private school. Even though my husband is a physician in town, private school has a hefty price tag for 4 children that I'm not sure we can handle. If St Pete wants to remain growing we MUST have an excellent middle school option for the Northeast side of St Pete which we currently do not. We have some of the highest property values in town but yet we do not have a good, close option to send our children to middle school. We moved to Venetian Isles to have an excellent elementary school that is close to our neighborhood and we would love to have the middle school as well.

If St Pete is to remain a family friendly town, it MUST think of neighborhood schooling for our children. One look on the Facebook Mom sites will show you how many people are considering moving to this town but their number one question is what neighborhood has great schools. We NEED to start making this a priority. I am 100% in favor of this project, added traffic and all! Please tell the committee that families of Shore Acres area need this project approved!

Thank you for your time,

Kara McFadden  
Mother of 4

Sent from my iPhone



**From:** [Tiffany Jones](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** New middle school and YMCA  
**Date:** Wednesday, March 23, 2022 7:56:38 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to express my support for the new YMCA and middle school on 62nd Ave NE. We need more options for Middle school in this area, and I understand it will be a choice program. I am more excited about the YMCA. There are no centers within 20 minutes of here, and it would be an amazing addition to our area. My 4 children love sports, but it is inconvenient to travel to one of the area YMCA's.

I understand there will be a distrupction to the neighborhood, but it is for the greater good.

Tiffany Jones

**From:** [Linda Nelson](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** New Middle School planned for 62nd avenue in the mangrove Bay neighborhood.  
**Date:** Wednesday, March 23, 2022 12:32:46 PM

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I'm not against the YMCA being there or the middle school. But I do live in the Mangrove Bay neighborhood. I absolutely recall what it was like when Riviera Middle School was there and our road in front of our house, Davenport was like a speedway of parents ignoring the stop sign and just racing down the road at an unreasonable speed.

I was certainly more hypersensitive to it as I had a newborn and toddler at the time. I feared for his safety whenever we were at the front of the house during high traffic times.

Because it will be a YMCA and middle school it looks like all day will be high traffic times and the general populace will want to cut through our neighborhood again specifically our street to avoid the lights at 62nd avenue and 1st Street.

Looking at the plans I don't understand why the parking lot isn't on the side closer to 62nd avenue and the golf course making it so the only entrances into that area would be off of 62nd avenue?

I just don't want to turn our little neighborhood that has no sidewalks into a street that is heavily trafficked.

Meaning we will struggle to walk our dogs or stroll with our children any longer. It just won't be safe!

Please consider reworking the plans.

**From:** [Kelly Lyons](#)  
**To:** [Kayla J. Eger](#)  
**Subject:** New school  
**Date:** Wednesday, March 23, 2022 9:41:18 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! I 100% support the middle school project and am excited for my children to attend. We cannot attend the 4/6 meeting however. Thank you for your help!

Kelly Lyons

Waterway Estates resident

6127105719

Sent from my iPhone

**From:** [Lindsay Evans](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** RE: 501 62nd Ave N  
**Date:** Wednesday, December 8, 2021 9:47:10 PM  
**Attachments:** [image001.jpg](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

The school has 12 primary classrooms plus 3 science classrooms, 1 art room, 1 family science lab, 1 music room, 4 ESE rooms. The number of students is 600 with an estimated 50 faculty including teachers. The school includes a media center, dining, gymnasium as well as all associated offices and admin space.

The YMCA will be sharing the media center, dining, gymnasium, family science lab, and the entire outdoor site (field, track, garden).

The YMCA is sharing approximately 48,000 SF of the total 111,757 SF.

The old Riviera middle school closed in 2008 and was completely demolished by 2010.

Please let me know if you need anything else.

**Lindsay Evans, AIA**

*Project Architect / Project Manager*

WJ Logo



[/ AR94244 / 132 Mirror Lake Drive N. Unit 301 / St. Petersburg, FL 33701 / office 727.822.5566 / direct 727.308.2713 / \[www.wjarc.com\]\(http://www.wjarc.com\)](#)

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**From:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Sent:** Wednesday, December 8, 2021 11:56 AM

**To:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Subject:** [e] 501 62nd Ave N

Lindsay,

Can you provide a brief description of the project, such as number of classrooms, students, teachers, classrooms or area of the school used by the YMCA and when the previous school was demolished.

Thanks

Corey Malyszka, AICP

Urban Design and Development Coordinator

Planning and Development Services Department

City of St. Petersburg

727.892.5453

[corey.malyszka@stpete.org](mailto:corey.malyszka@stpete.org)

[Your Sunshine City](#)

**From:** [Elizabeth Abernethy](#)  
**To:** ["Michael C. Barnette"](#)  
**Cc:** [Dave S Goodwin](#); [Scot K. Bolyard](#); [Corey D. Malyszka](#); [Rick Carr](#); [nick litterello](#); [David Nicholson](#)  
**Subject:** RE: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project  
**Date:** Thursday, March 17, 2022 10:32:51 AM  
**Attachments:** [21-32000015 and 21-33000018 - Notice of Public Hearing.pdf](#)  
[image001.png](#)  
[Registered Opponent Form DRC\\_03172022.pdf](#)

---

I have attached a copy of the notice letter for your convenience.  
The second page includes detailed information regarding the proceedings.  
Any decisions made at the April hearing will supersede the January.  
Please let me know if you have questions regarding the proceedings.  
I am attaching the Registered Opponent form in case you want to submit it.  
This will give you 10-minutes to speak instead of 3-minutes, and the option for cross examination and closing/rebuttal  
If there are multiple registered opponents, then the 10-minutes would need to be shared, and anyone wanting to speak that is not part of the 10-minutes can use the 3-minute option instead.  
Best Regards,  
Elizabeth Abernethy, AICP  
Director, Planning & Development Services  
City of St. Petersburg  
O: 727-893-7868  
E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

*Please note all emails are subject to public records law.*

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>  
**Sent:** Wednesday, March 16, 2022 9:02 PM  
**To:** Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>  
**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Rick Carr <[vintagebikebuilder@gmail.com](mailto:vintagebikebuilder@gmail.com)>; nick litterello <[nalitterello@gmail.com](mailto:nalitterello@gmail.com)>; David Nicholson <[dmnich@hotmail.com](mailto:dmnich@hotmail.com)>  
**Subject:** Re: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elizabeth-

Thank you for your reply. I have not received the letter as of today, but will be on the lookout for it. I would also greatly appreciate receiving the referenced staff reports when they are available after March 30.

Regarding the April 6 meeting - will this meeting and assumed DRC recommendation supersede the January 5 vote given the lack of previous notification?

I also appreciate your clarification regarding 16.70.040.1.F.

I would strongly recommend the city revise the language of that section of code if the legal interpretation that these are indeed merely recommendations; perhaps getting confirmation from your General Counsel would help clarify this interpretation. Using the word "shall" has, in the past at least, implied a requirement. I am aware "must" is clearer language in that regard (i.e., "should" versus "must"). Regardless, the applicant did not elect to comply with your recommendations (or

requirements).

Please include this email chain in the official record. We are also notifying our neighbors and we plan to attend the April 6 meeting. Can you please forward the protocol for the DRC meeting - specifically 1) are there public comment time limits, and 2) can questions be asked by the public or are you only receiving public comment?

Thank you!

Respectfully,

Michael Barnette

On Wed, Mar 16, 2022 at 8:25 PM Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)> wrote:

Mr. Barnette,

Thank you for your correspondence regarding notice for this item.

You should have received the notice letter which we mailed earlier this week with the following information regarding the upcoming public hearing for the two applications.

These items will be first on the agenda.

The staff reports will be available by March 30<sup>th</sup> and I can forward them to you if desired.

The Public has been scheduled to be heard by the Development Review Commission on **Wednesday, April 6, 2022, at 10 a.m.** at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

I verified that all property owners within the required 300-feet received the letter, including yourself.

Here is the applicable language from the code:

**16.70.010.4. - Supplemental notice.**

Written notice. Notice shall be mailed by the applicant to all neighborhood associations and business association representatives within 300-feet of the subject application, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO) and the owners of property as listed by the county property appraiser's office, any portion of which is within 300 feet of any portion of the subject property measured by a straight line, property line to property line. For applications to vacate rights-of-way, easements, and walkways, mailed notice shall also include all property owners within the blocks abutting the requested vacation and property owners within 200 feet of such blocks.

The signs were posted this morning, and the newspaper advertisement will be published in the Tampa Bay Times on Wednesday March 23<sup>rd</sup>.

The Public Participation section of the code that you referenced in your email, 16.70.040.1.F. relates to the City's recommendations for the applicant to reach out to the residents ahead of the application.

I will include your email in the staff report package if desired, and any other feedback you would like to provide will be in the package for the DRC if it is received by March 29<sup>th</sup>. Any correspondence received after that date when the staff report has been completed will be forwarded to the DRC members prior to the hearing.

Please let me know if you have any further questions.

Best Regards,

Elizabeth Abernethy, AICP

Director, Planning & Development Services

City of St. Petersburg

O: 727-893-7868

E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

Please note all emails are subject to public records law.

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, March 16, 2022 12:03 PM

**To:** Gina L. Driscoll <[Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>

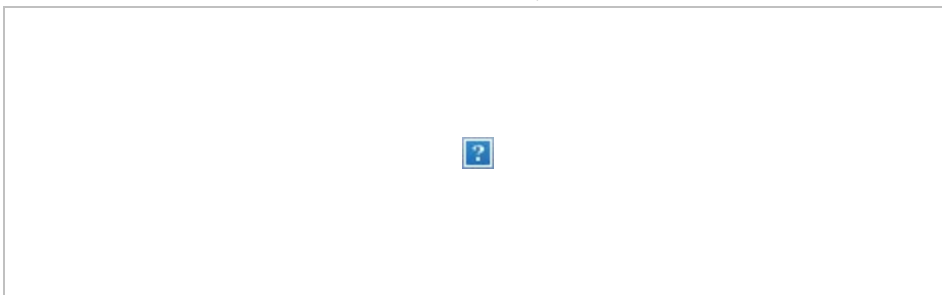
**Cc:** Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvansickler@tampabay.com](mailto:mvansickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or) <[kwimmer@defenders.org](mailto:kwimmer@defenders.org)>; nick litterello <[nalitterello@gmail.com](mailto:nalitterello@gmail.com)>; Rick Carr <[vintagebikebuilder@gmail.com](mailto:vintagebikebuilder@gmail.com)>; [dmnich@hotmail.com](mailto:dmnich@hotmail.com); [jdavid96@aol.com](mailto:jdavid96@aol.com); Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>

**Subject:** YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Council Chair Driscoll and Councilman Montanari:

I wanted to bring an issue to your attention regarding the subject project (DRC 21-33000018). On January 5, 2022, the Development Review Commission (DRC) discussed a proposed vacation to Pershing Street related to a Special Exception and Site Plan request to construct a new middle school and YMCA on residentially zoned property. In the minutes from the Council's February 17, 2022 meeting, a January 5, 2022 DRC meeting was summarized, which indicated "Two speakers expressed concerns about traffic impacts from the new school and YMCA, but each stated that they did not object to the vacation." This is incorrect, as documented in the January 5, 2022 DRC meeting minutes and confirmed with one of the individuals who opposed the action (screenshot below, but DRC minutes are available online).



Residents in the affected neighborhood have repeatedly and increasingly voiced concerns with the proposed project's design, specifically the redesign/expansion of Pershing Street and placement of a parking lot off Pershing Street, which will route excessive traffic through the adjacent neighborhood. We believe we have not been properly informed or engaged in this

process by the applicant, DRC, or the St. Petersburg Council. The process has not complied with the St. Petersburg City Code of Ordinances for planning and zoning decisions. For instance, Section 16.70.040.1(F) outlines the protocol for engaging the affected public. We believe the applicant and DRC have failed to comply with the intent and specific requirements of Section 16.70.040.1(F) (1-3). Section 16.70.040.1(F)(3) states "Target area. The target area for the public participation process **shall** [emphasis added] include the following: (b) The neighborhood in which the subject property is located." Residents not only within 300 feet of the subject action (i.e., Section 16.70.040.1(F)(3)(c)) -- but farther and still within the adjacent affected neighborhood and, therefore, within the target area -- have not been properly notified or engaged in this process, as recently acknowledged by the project team.

We would respectfully request the DRC and Council revisit the approved vacation of Pershing Street given the aforementioned misrepresentation of project objections and so as to properly hear concerns of affected residents who were not properly informed or engaged in this process. We appreciate your consideration on this matter.

Respectfully,

Michael Barnette

727-560-2554

On Tue, Mar 15, 2022 at 2:29 PM Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)> wrote:

Hi Dave-

Thank you for the update on the notification letters.

Regarding the survey work - we are not questioning whether or not permits are needed, as that is not our concern. The reason for mentioning the recent survey of the planned expansion of Pershing Street, along with specific information the survey crew provided to us today, indicates the City is not proceeding in good faith and does not intend to seriously consider the significant concerns the residents of the affected neighborhood have been raising on this project. That is, doing this survey work prior to adequate public comment and response implies the current design is a foregone conclusion and the public process is an illusion. Hopefully our concerns are ill-founded, and the planning team will provide the requested traffic pattern analyses and other requested information to the public (either before or at the meetings), and they will actually consider other reasonable alternatives to avoid the serious negative impacts that are likely to occur with the current design.

Respectfully,

Michael C. Barnette

727-560-2554

On Tue, Mar 15, 2022 at 1:13 PM Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)> wrote:

Mr. Barnette,

Thank you for the correspondence. It will be included as part of the record of this case.

The mailed notice letters went out yesterday, well in advance of the required 15 days.

Finally, any work being done by a survey crew does not require a permit from the City. Any work they do in advance of the appropriate approvals of the site plan and/or ROW vacation is at their own risk, should the project ultimately not be approved.

I hope you find this information helpful.

Dave Goodwin

Interim Zoning Official

727-892-5344



**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Tuesday, March 15, 2022 12:40 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [DeVicente@sabaltrust.com](mailto:DeVicente@sabaltrust.com); [DeVicentel@sabaltrust.com](mailto:DeVicentel@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvensickler@tampabay.com](mailto:mvensickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

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Hi Scot et al.-

\* \* \*

NOTE: As I was about to send the following email out, I was advised there is currently a large engineering and survey crew at the development site who were surveying for the expansion of Pershing Street. That you are proceeding before the planned April meetings and without proper public input and procedure is extremely infuriating. As such, we will be revising our posture and exploring our legal remedies. It is a shame this project will be stained by St. Petersburg's blind and reckless zeal to expand at any cost.

\* \* \*

I wanted to touch base with you prior to the April meetings on this issue. We are within 30 days of the meetings and to date no one in the neighborhood has been notified of the meetings via certified mail. We are, however, mobilizing residents in the affected neighborhood who are all very upset with the school board's poor planning, lack of communication, and failure to evaluate reasonable alternatives to avoid impacts to the immediate area.

Two primary issues we plan to bring to your attention:

1. The commercialization of a residential street that will undoubtedly dramatically increase traffic on Pershing Street, as well as the adjacent neighborhood. This will increase noise and pollution, impact other municipal services to the neighborhood, and, most importantly, decrease safety throughout our neighborhood streets. It will also likely negatively affect property values (DRC staff report, Page 7, #10; DRC Case No.:21-32000015) to differing degrees based on proximity. We are unaware of any other school in St. Petersburg that utilizes a small residential street as a primary entrance/exit, versus a more appropriate direct

entrance/exit on a major thoroughfare. As currently designed, this is not prudent nor sustainable development. We also wish to point out that while curb cuts, speed bumps, and signage may be considered as mitigation measures, they will not avoid the inevitable traffic issues (and may actually exacerbate issues) and are largely just cosmetic.

2. Failure to properly evaluate current and anticipated traffic patterns with the proposed design, in comparison to potential reasonable alternatives. We have not seen any documentation of the essential analyses on this issue, and note the current design fails to take into consideration the project will undoubtedly require new traffic signals on 62nd Avenue to mitigate the anticipated daily increase in traffic entering and exiting the school and YMCA, as well as periodic reduced speed limits commonly associated with other schools. In fact, the need for a traffic report is noted on page 6 of the DRC staff report (DRC Case No.:21-32000015), yet none has been provided. These needed analyses must also take into consideration the increase in private vehicles dropping off and picking up children, which results in large queues of vehicles in anticipation of the release of children. Furthermore, the paucity of information we have seen on this project appears to completely lack any analysis of additional traffic that will also occur as a result of YMCA operations beyond school hours. Lastly, traffic flow analyses should take into consideration other development projects in the area, such as the large development project off 54th Avenue NE between 1st and 4th Street NE. These are all interrelated and interdependent effects that need to be considered to ensure proper and sustainable development.

We believe these issues can be largely eliminated through the consideration of other reasonable alternative designs that place all entrances/exits on 62nd Avenue, as they existed when the previous school was active at the same location. For instance, the footprint of the property should easily allow for the placement of the parking lot and bus lanes adjacent to 62nd Avenue, and sliding the building to the north. This would remove any entrance/exit on Pershing Street (aside from any potential emergency "soft gate" for fire/rescue to the back of the building) within the adjacent neighborhood and alleviate overflow traffic through our neighborhood streets. Other options include closing off the streets to through traffic north and west of Davenport/Pine off Pershing Street. Not curb cuts, but barrier walls. This could reduce traffic flow through our neighborhood that will undoubtedly occur from traffic attempting to avoid the existing light at 1st Street NE/62nd Avenue. We believe there are other reasonable alternatives that merit consideration and discussion.

We also question the lack of consideration of wetlands mitigation to potentially utilize the eastern portions of the property in some capacity. We are aware of rumors this may have been done to avoid criticism and potential legal challenges from Mangrove Bay and Cypress Links Golf Courses. We are astonished that the concerns of a commercial golf course that would not be materially affected would potentially outweigh the concerns of residential neighbors that are clearly directly and significantly impacted.

In preparation of the April meetings, could you also have the appropriate person provide the budget (including any cost sharing) for the proposed development project? In particular, we are interested in any YMCA contributions to the construction, operation, and/or maintenance for the project, and if so, if any of the contributed funding originates from federal grants. We also would request documentation of a required endangered species assessment for the site, principally for the federally-endangered gopher tortoise. Neighbors have noted the potential presence of the gopher tortoise adjacent and potentially within the

property in recent years.

In summary, we are supportive of the new school project and are intrigued by the YMCA partnership project in general. We do not support, however, aspects of the current design -- specifically the entrance/exit on Pershing Street -- as it will result in significant negative impacts to the associated neighborhood. This simply is unacceptable and inappropriate. We understand with the growth occurring within Pinellas County there is a real need for new school facilities. But any development should be prudent and sustainable. We would hope the YMCA would strive to build a strong relationship and partnership not only with the Pinellas County School Board, but also one with their new immediate neighbors in Mangrove Bay. The YMCA aims to enrich communities. In this case, it will be helping to destroy the immediate community adjacent to their new partnership project based on the current design.

We urge you to thoughtfully consider our input on this issue to avoid unnecessary delays and impacts on your development project that may occur from potential litigation and associated unwanted bad publicity. We are communicating with you before the April meetings to give you sufficient time to consider and address these essential concerns. We also hope you will properly notify affected homeowners in proximity to the development project prior to the April meetings.

Respectfully,

Mike

On Fri, Feb 18, 2022 at 3:50 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

You're welcome Mike. I can now confirm that DRC Cases 21-32000015 and 21-33000018 are scheduled to be heard by the DRC on April 6<sup>th</sup> and the ROW Vacation; DRC 21-33000018, is scheduled to proceed to City Council for 1<sup>st</sup> Reading on April 14<sup>th</sup> and 2<sup>nd</sup> Reading on April 21<sup>st</sup>. Staff will re-notice the applications and you can expect to receive a public notice in the mail prior to the DRC meeting.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 8:01 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for updating me. If you could please let me know what/when the next meetings

or hearings are for this development as soon as those details are available, it would be greatly appreciated.

Cheers,

Mike

On Thu, Feb 17, 2022 at 1:39 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good afternoon Michael,

Thank you for bringing the noticing matter to our attention. Staff is deferring the public hearing for the rights-of-way vacation application (City File: DRC 21-33000018) until such time that public notice can be properly completed.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 10:08 AM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Derek Kilborn

<[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Tom Greene

<[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Evan Mory <[Evan.Mory@stpete.org](mailto:Evan.Mory@stpete.org)>; Elizabeth Abernethy

<[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>;

Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Michael J. Frederick

<[Michael.Frederick@stpete.org](mailto:Michael.Frederick@stpete.org)>; [nalitterello@gmail.com](mailto:nalitterello@gmail.com)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot-

Thank you for sending this.

First, I must point out that my house at 6337 Cedar Street NE is within 300 linear feet of the NW corner of the proposed development, and is not on your list of addresses. Nor are my neighbors, also within that threshold distance.

Second, can you educate me on how this list was limited to addresses only within 300 feet of the development? Is this the minimum or maximum distance as codified in existing city code? Regardless, I find this threshold woefully inadequate and myopic when considering potential traffic patterns throughout the adjacent neighborhood that are likely to result from the proposed development's entrance on Pershing Street.

Please advise so we can consider our next steps.

Cheers,

Michael Barnette

On Thu, Feb 17, 2022 at 9:28 AM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good morning Mr. Barnett,  
Please find attached the certificates of mailing for the rights-of-way vacation (DRC Case 21-33000018) and special exception and related site plan for the middle school and YMCA (DRC Case 21-32000015) provided by the applicant confirming that required public notice was mailed to all property owners within 300-feet of the requests. Also attached is the approval letter for the special exception and related site plan for the middle school and YMCA that was approved by the Development Review Commission at their meeting on January 5, 2022.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

---

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, February 16, 2022 9:09 PM

**To:** [board@pcsb.org](mailto:board@pcsb.org); [NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)

**Cc:** Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Deputy Mayor

<[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F.

Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Robert M Gerdes <[Robert.Gerdes@stpete.org](mailto:Robert.Gerdes@stpete.org)>; Leah

McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>;

[Transition@kenwelch.com](mailto:Transition@kenwelch.com)

**Subject:** YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I am interested in obtaining records on the development of the YMCA Partnership Middle School off 62nd Avenue NE, particularly the required notices to affected citizens in the adjacent neighborhood, voting history, and impact analyses including anticipated traffic through the neighborhood due to the current preferred alternative to have an entrance off Pershing Street NE. I have not received any prior notice via USPS mail, nor have any of my neighbors; the only news I have found has been online in blogs and in the newspaper. But apparently you have stated you sent prior notice out informing the neighborhood of a pending vote, which apparently is inaccurate. Reportedly, when that fact was pointed out at tonight's meeting, someone stated there was a sign posted on the fence of the school property. And then you acknowledged the sign fell down after two days. That's due notice to the public?

The way this project is being developed -- excluding input and ignoring the concerns of the existing neighborhood -- is very troubling. The way it is being designed will funnel traffic through the neighborhood immediately adjacent to the facility due to the placement of the entrance off Pershing, versus off 62nd Avenue like it should be. This will result in unwanted and unneeded

congestion, noise, and conflict. If there is a forum for those of us to discuss this project properly, we would be interested in such an opportunity.

Respectfully,

--

Michael C. Barnette  
727-560-2554 cell

[Your Sunshine City](#)

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette



**From:** [Cindy Franzese](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Shore Acres YMCA  
**Date:** Wednesday, March 23, 2022 9:40:27 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Our family supports the YMCA Middle School project on 62Ave.

Please give Shore Acres kids a school they can bike to and keep the elementary kids from SAE together.

Please consider a 25 meter pool to promote swim teams and hold competition and provide lanes (to compete with the over crowded Northshore pool). They built the SARC pool too small!

Thank you

Thank You,  
Cindy Franzese  
Carson St NE

**From:** [Andrea Eason](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Support for Case 21-32000015  
**Date:** Thursday, March 24, 2022 10:22:31 AM

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We strongly support the addition of the middle school and north YMCA. We live at 1329 41st Ave Ne (Patrician Point) and have a 4th grade son. Since we moved here almost 7 years ago, the lack of a good middle school for this neighborhood/area has been a common conversation among families, teachers and realtors. We find ourselves driving to Bay Vista in south St Pete, even though we had hoped to send our son to Shore Acres Elementary, because we need to ensure he will not go to his zoned middle school. Many make a similar decision to go to private school because of the middle school options. And others move away as middle school approaches. Our neighborhoods need this school. We also find ourselves wishing for a close YMCA. These additions will be of great value to our community. I'm confident the city can figure out how best to handle the increased traffic and it will be worth it.

Sincerely,  
Andrea & John Eason  
727.329.9911  
33703

**From:** [Stephanie Cox](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Support New Middle School  
**Date:** Thursday, March 24, 2022 9:46:03 PM

---

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Hello,

I am writing to voice my support for the new YMCA middle school on 62nd Ave. I understand that the surrounding neighborhood does not want traffic going down their small streets. Perhaps a solution can be found by routing traffic onto 62nd?

This middle school is very needed for the children of north St. Petersburg. As the parent of two middle school aged kids, I'm not going to benefit from this because it's too late for my family. I drive 20-25 minutes to Thurgood middle or 10-15 to Meadowlawn from my Shore Acres home. A middle school near my house would have meant one less car on the road because my kid could ride his bike to school. My car wouldn't be clogging up the interstate and I wouldn't need a bus for my kid either.

Please find a way to keep this project moving forward.

Thanks,  
Stephanie Cox

**From:** [Kimberly](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** The new ymca and middle school  
**Date:** Wednesday, March 23, 2022 9:16:53 AM

---

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I am beyond thrilled to have a new YMCA and middle school on 62ave n. As a parent of two boys who will go to shore acres soon i was going to have to put my boys in private middle school as there are no good options for us here in shore acres. I can't afford private and this would be amazing!!! Couldn't be more excited! Let us know if we can help in anyway! Kim Culbertson

Shore acres.

Sent from my iPhone

**From:** [Jessica Burgess](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** YMCA and middle school  
**Date:** Thursday, March 24, 2022 7:19:51 AM

---

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I totally support the middle school and ymca project on 62nd. Happy to help advocate

Best  
Jessie burgess  
Shore acres resident

Sent from my iPhone

**From:** [mona\\_wingate](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** YMCA Project  
**Date:** Thursday, March 24, 2022 6:13:57 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just wanted to let you know that I'm a hundred percent in support of the new YMCA project. I grew up with my whole family going to the YMCA. Always had pleasant experiences, it gave the kids somewhere to go play but also provided many amenities for adults. My parents both seniors in their seventies till this day have their membership. Really can't go wrong with adding it to our community.

Thank you,

Mona Wingate

Sent from my T-Mobile 5G Device



**From:** [Elizabeth Blanco](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Support for YMCA-Middle School Project  
**Date:** Tuesday, March 29, 2022 2:35:03 PM  
**Attachments:** [SIS.logo.signature10.2.20\\_5c567aad-923d-460b-b967-b6be0815bb85.png](#)

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Hi Corey- I'm sending a quick email in support of the YMCA-Middle School Project on 62<sup>nd</sup> Ave. NE.

The current situation in Shore Acres/Harbor Isle/Tanglewood/Ponderosa Shores is that most of the children I know attend middle schools across town (private, fundamental, or magnet), including my own two middle schoolers who attend Thurgood. I'm a huge supporter of neighborhood schools and my children happily attended Shore Acres Elementary from kindergarten through 5<sup>th</sup> grade. However, when it came time for middle school, I looked at Meadowlawn and it was overcrowded with portables everywhere.

To improve traffic congestion *throughout St. Pete*, we need to build/improve neighborhood schools so that children can walk/bike or take a short drive. The traffic getting to Thurgood is ridiculous and getting worse every year. It's crazy that neighborhood families (including my family) feel the need to drive across town—contributing to the overall St. Pete traffic problem—rather than attend a neighborhood middle school where they would maintain the friendships and community bonds from elementary school.

Also, building the new neighborhood middle school will provide additional incentive for neighborhood families to choose Shore Acres Elementary (or Northshore or another neighborhood school) as their elementary school—again, keeping more kids in the neighborhood and reducing the number of cars on the road. Currently, many families choose Bay Vista, Perkins, Midtown, or another choice elementary school program across town to give them a better chance of getting into a fundamental/magnet middle school across town. In other words, building the middle school will reduce traffic beginning with families of kindergarteners—not just middle schoolers.

Thank you so much for taking the time to read my thoughts. I won't be able to attend the meeting next week, but I know the City will do the right thing and allow the middle school project to move forward.

Elizabeth & George Blanco – 7489 18<sup>th</sup> St. NE; St. Pete 33702 – 813-748-2684



Elizabeth Blanco, Attorney | Sessions, Israel & Shartle  
Direct: 813.748.2684 | Fax: 877.334.0661 | [eblando@sessions.legal](mailto:eblando@sessions.legal)  
3350 Buschwood Park Drive, Suite 195, Tampa, FL 33618-4317 | Main: 813.890.2460  
Direct Links: [Bio](#) • [Email](#) • [Download V-Card](#) • [Website](#)  
California • Colorado • Florida • Georgia • Illinois  
Louisiana • New Jersey • New York • Pennsylvania • Texas

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Confidentiality: This e-mail is confidential and intended only for the recipient(s) named. Unless you are a named recipient, your reading, distributing, forwarding, or copying this communication is prohibited and may violate the legal rights of others. If you received this communication in error, please call me, return the e-mail to me, and delete it from your system.

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March 29, 2022

City of St. Petersburg  
175 5<sup>th</sup> Street N.  
St. Petersburg, FL 33701

**Re: Letter in Support of Mangrove Bay YMCA & Middle School**

To the City of St. Petersburg,

**Introduction:**

This letter is sent to support for the development of Mangrove Bay's YMCA and Middle School. Our greater Shore Acres (NE St. Pete) community needs a middle school and facility like the YMCA. Mangrove Bay is the most ideal area for the middle school and YMCA as it supports a community in need of a middle school and community services center. This opportunity to build a necessary development for our increasing population is prolific and wonderful.

**Need for a Middle School:**

Our community needs another middle school. Currently, Shores Acres and the surrounding areas are zoned for Meadowlawn Middle School. The current infrastructure is not set-up to handle the amount of children entering middle school. In fact, the school was required to build permanent module buildings (seen below) to handle the additional students. The Mangrove Bay area is owned by the school district and it was always intended to have a school on the property. As the City knows, the Riviera Middle School closed in 2010 which served almost 800 students at the time, which served 43% minorities.<sup>1</sup> Additionally, with the increasing cost of private education, this school is absolutely necessary.<sup>2</sup>



**Need for the YMCA:**

As the former president of the Shore Acres Civic Association ("SACA") for four years and board member for six years, I saw firsthand the tremendous need for a YMCA. Below is a post from our SACA Facebook page showing families camping out in line at the Shore Acres Rec Center, like it was Black Friday, just to register their child for after school care. The YMCA can provide affordable after school care. The YMCA can also take on some of the City's burden with swim lessons and water safety. Last, the YMCA promotes the City initiative of Healthy St. Pete by promoting health, wellness, education and sports.

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<sup>1</sup> <https://www.publicschoolreview.com/riviera-middle-school-profile/33702>

<sup>2</sup> Shorecrest middle school is now \$27,180 for 2022 – 2023 tuition; Canterbury is \$21,300 for 2022 – 2023 tuition.



In summation, the need for the YMCA and middle school are necessary. Please approve this project.

Sincerely,

DAVID S. DELRAHIM



**Shore Acres Civic Association**

P.O. Box 55002  
St. Petersburg, Florida 33732  
[www.shoreacresfl.org](http://www.shoreacresfl.org)

March 29, 2022

Corey Malyszka  
Urban Design and Development Coordinator  
Planning and Development Services Department  
City of St. Petersburg, FL

Case #21-32000015

Please be advised that the Shore Acres Civic Association (SACA) is in **full support** of this project.

This Middle School/YMCA development will demonstrate how public/private projects can offset taxpayer funds to provide better and more practical services that benefit a larger segment of society.

SACA represents nearly 2,400 households to the east of proposed project. Many of our families have children attending Shore Acres Elementary School, which should be a feeder to the new Middle School. Having a local school option adds value and quality of life to neighborhoods nearby.

The YMCA will help meet the demand for services that are sorely needed. The demand for children's Spring Break Camp and Summer Camp at the new Shore Acres Recreation Center (SARC) is already at capacity, with requests still coming in. The SARC is fielding a number of inquiries about access to a workout gym or fitness center. SARC does not offer this, but the new YMCA will.

Additional traffic is always a concern for any new development. Except for the addition of a new school zone twice per weekday during the school year, the impact does not appear to be substantial.

The addition of a new, modern middle school and YMCA will enhance the quality of life and add value for all nearby neighborhoods. The design and placement of buildings, track and field area, and parking are not only functional, but aesthetically pleasing.

Sincerely.

Gary Grudzinskas  
President, Shore Acres Civic Association

Cc: Councilman Ed Montanari  
Tricia Terry, Legislative Aide





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION**

**REGISTERED OPPONENT FORM**

(Registration available only for Applications, or for Appeals in which  
Appellant is the Owner/Applicant)

**Contact Information**

Name	MICHAEL C. BARNETTE
Street Address	6337 CEDAR STREET NE
City ST ZIP Code	ST. PETERSBURG, FLORIDA 33702
Telephone	727-560-2554
Email Address	mcbarnette@gmail.com
Signature	<i>Michael C. Barnette</i> Date MARCH 19, 2022

**Date of Hearing**

Date of Hearing	APRIL 6, 2022
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**Case No.**

Case No.	DRC 21-32000015
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**Case Address**

Case Address	501 62ND AVENUE NE
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**Special Requirements**

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**Information on Procedures for Hearing**

- 1) Staff, applicant, and, registered opponent (if applicable) will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, [kayla.eger@stpete.org](mailto:kayla.eger@stpete.org), at least one week prior to the scheduled public hearing.




**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION**

**REGISTERED OPPONENT FORM**

(Registration available only for Applications, or for Appeals in which  
Appellant is the Owner/Applicant)

**Contact Information**

Name	Richard W. "Rick" Carr, Jr.
Street Address	439 Tennessee Ave NE
City ST ZIP Code	St. Petersburg, FL 33702
Telephone	727-432-3000
Email Address	vintagebikebuilder@gmail.com
Signature	 Date 3/25/22

**Date of Hearing**

Date of Hearing	April 6, 2022
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**Case No.**

Case No.	DRC21-32000015
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**Case Address**

Case Address	501-62nd Ave. NE
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**Special Requirements**

If possible, I would like to either bring up a website and show it to the DRC members or bring my own computer and project images from that using city equipment.

**Information on Procedures for Hearing**

- 1) Staff, applicant, and, registered opponent (if applicable) will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, [kayla.eger@stpete.org](mailto:kayla.eger@stpete.org), at least one week prior to the scheduled public hearing.

Emails of objection-concerns

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21-32000015

**From:** [Linda Nelson](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** New Middle School planned for 62nd avenue in the mangrove Bay neighborhood.  
**Date:** Wednesday, March 23, 2022 12:32:46 PM

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I'm not against the YMCA being there or the middle school. But I do live in the Mangrove Bay neighborhood. I absolutely recall what it was like when Riviera Middle School was there and our road in front of our house, Davenport was like a speedway of parents ignoring the stop sign and just racing down the road at an unreasonable speed.

I was certainly more hypersensitive to it as I had a newborn and toddler at the time. I feared for his safety whenever we were at the front of the house during high traffic times.

Because it will be a YMCA and middle school it looks like all day will be high traffic times and the general populace will want to cut through our neighborhood again specifically our street to avoid the lights at 62nd avenue and 1st Street.

Looking at the plans I don't understand why the parking lot isn't on the side closer to 62nd avenue and the golf course making it so the only entrances into that area would be off of 62nd avenue?

I just don't want to turn our little neighborhood that has no sidewalks into a street that is heavily trafficked.

Meaning we will struggle to walk our dogs or stroll with our children any longer. It just won't be safe!

Please consider reworking the plans.

**From:** [Lindsay Evans](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** RE: 501 62nd Ave N  
**Date:** Wednesday, December 8, 2021 9:47:10 PM  
**Attachments:** [image001.jpg](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

The school has 12 primary classrooms plus 3 science classrooms, 1 art room, 1 family science lab, 1 music room, 4 ESE rooms. The number of students is 600 with an estimated 50 faculty including teachers. The school includes a media center, dining, gymnasium as well as all associated offices and admin space.

The YMCA will be sharing the media center, dining, gymnasium, family science lab, and the entire outdoor site (field, track, garden).

The YMCA is sharing approximately 48,000 SF of the total 111,757 SF.

The old Riviera middle school closed in 2008 and was completely demolished by 2010.

Please let me know if you need anything else.

**Lindsay Evans, AIA**

*Project Architect / Project Manager*

WJ Logo



[/ AR94244 / 132 Mirror Lake Drive N. Unit 301 / St. Petersburg, FL 33701 / office 727.822.5566 / direct 727.308.2713 / \[www.wjarc.com\]\(http://www.wjarc.com\)](#)

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**From:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Sent:** Wednesday, December 8, 2021 11:56 AM

**To:** Lindsay Evans <[lindsay@wjarc.com](mailto:lindsay@wjarc.com)>

**Subject:** [e] 501 62nd Ave N

Lindsay,

Can you provide a brief description of the project, such as number of classrooms, students, teachers, classrooms or area of the school used by the YMCA and when the previous school was demolished.

Thanks

Corey Malyszka, AICP

Urban Design and Development Coordinator

Planning and Development Services Department

City of St. Petersburg

727.892.5453

[corey.malyszka@stpete.org](mailto:corey.malyszka@stpete.org)

[Your Sunshine City](#)



**From:** [Elizabeth Abernethy](#)  
**To:** ["Michael C. Barnette"](#)  
**Cc:** [Dave S Goodwin](#); [Scot K. Bolyard](#); [Corey D. Malyszka](#); [Rick Carr](#); [nick litterello](#); [David Nicholson](#)  
**Subject:** RE: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project  
**Date:** Thursday, March 17, 2022 10:32:51 AM  
**Attachments:** [21-32000015 and 21-33000018 - Notice of Public Hearing.pdf](#)  
[image001.png](#)  
[Registered Opponent Form DRC\\_03172022.pdf](#)

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I have attached a copy of the notice letter for your convenience.  
The second page includes detailed information regarding the proceedings.  
Any decisions made at the April hearing will supersede the January.  
Please let me know if you have questions regarding the proceedings.  
I am attaching the Registered Opponent form in case you want to submit it.  
This will give you 10-minutes to speak instead of 3-minutes, and the option for cross examination and closing/rebuttal  
If there are multiple registered opponents, then the 10-minutes would need to be shared, and anyone wanting to speak that is not part of the 10-minutes can use the 3-minute option instead.  
Best Regards,  
Elizabeth Abernethy, AICP  
Director, Planning & Development Services  
City of St. Petersburg  
O: 727-893-7868  
E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

*Please note all emails are subject to public records law.*

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**From:** Michael C. Barnette <mcbarnette@gmail.com>  
**Sent:** Wednesday, March 16, 2022 9:02 PM  
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>  
**Cc:** Dave S Goodwin <Dave.Goodwin@stpete.org>; Scot K. Bolyard <Scot.Bolyard@stpete.org>; Corey D. Malyszka <Corey.Malyszka@stpete.org>; Rick Carr <vintagebikebuilder@gmail.com>; nick litterello <nallitterello@gmail.com>; David Nicholson <dmnich@hotmail.com>  
**Subject:** Re: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elizabeth-

Thank you for your reply. I have not received the letter as of today, but will be on the lookout for it. I would also greatly appreciate receiving the referenced staff reports when they are available after March 30.

Regarding the April 6 meeting - will this meeting and assumed DRC recommendation supersede the January 5 vote given the lack of previous notification?

I also appreciate your clarification regarding 16.70.040.1.F.

I would strongly recommend the city revise the language of that section of code if the legal interpretation that these are indeed merely recommendations; perhaps getting confirmation from your General Counsel would help clarify this interpretation. Using the word "shall" has, in the past at least, implied a requirement. I am aware "must" is clearer language in that regard (i.e., "should" versus "must"). Regardless, the applicant did not elect to comply with your recommendations (or

requirements).

Please include this email chain in the official record. We are also notifying our neighbors and we plan to attend the April 6 meeting. Can you please forward the protocol for the DRC meeting - specifically 1) are there public comment time limits, and 2) can questions be asked by the public or are you only receiving public comment?

Thank you!

Respectfully,

Michael Barnette

On Wed, Mar 16, 2022 at 8:25 PM Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)> wrote:

Mr. Barnette,

Thank you for your correspondence regarding notice for this item.

You should have received the notice letter which we mailed earlier this week with the following information regarding the upcoming public hearing for the two applications.

These items will be first on the agenda.

The staff reports will be available by March 30<sup>th</sup> and I can forward them to you if desired.

The Public has been scheduled to be heard by the Development Review Commission on **Wednesday, April 6, 2022, at 10 a.m.** at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

I verified that all property owners within the required 300-feet received the letter, including yourself.

Here is the applicable language from the code:

**16.70.010.4. - Supplemental notice.**

Written notice. Notice shall be mailed by the applicant to all neighborhood associations and business association representatives within 300-feet of the subject application, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO) and the owners of property as listed by the county property appraiser's office, any portion of which is within 300 feet of any portion of the subject property measured by a straight line, property line to property line. For applications to vacate rights-of-way, easements, and walkways, mailed notice shall also include all property owners within the blocks abutting the requested vacation and property owners within 200 feet of such blocks.

The signs were posted this morning, and the newspaper advertisement will be published in the Tampa Bay Times on Wednesday March 23<sup>rd</sup>.

The Public Participation section of the code that you referenced in your email, 16.70.040.1.F. relates to the City's recommendations for the applicant to reach out to the residents ahead of the application.

I will include your email in the staff report package if desired, and any other feedback you would like to provide will be in the package for the DRC if it is received by March 29<sup>th</sup>. Any correspondence received after that date when the staff report has been completed will be forwarded to the DRC members prior to the hearing.

Please let me know if you have any further questions.

Best Regards,

Elizabeth Abernethy, AICP

Director, Planning & Development Services

City of St. Petersburg

O: 727-893-7868

E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

Please note all emails are subject to public records law.

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, March 16, 2022 12:03 PM

**To:** Gina L. Driscoll <[Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>

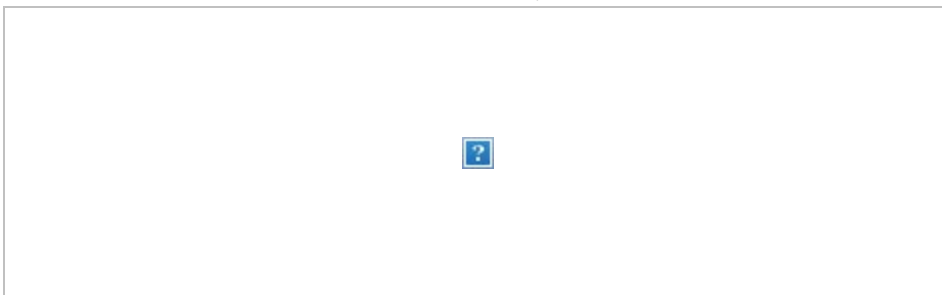
**Cc:** Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvansickler@tampabay.com](mailto:mvansickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or) <[kwimmer@defenders.org](mailto:kwimmer@defenders.org)>; nick litterello <[nalitterello@gmail.com](mailto:nalitterello@gmail.com)>; Rick Carr <[vintagebikebuilder@gmail.com](mailto:vintagebikebuilder@gmail.com)>; [dmnich@hotmail.com](mailto:dmnich@hotmail.com); [jdavid96@aol.com](mailto:jdavid96@aol.com); Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>

**Subject:** YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Council Chair Driscoll and Councilman Montanari:

I wanted to bring an issue to your attention regarding the subject project (DRC 21-33000018). On January 5, 2022, the Development Review Commission (DRC) discussed a proposed vacation to Pershing Street related to a Special Exception and Site Plan request to construct a new middle school and YMCA on residentially zoned property. In the minutes from the Council's February 17, 2022 meeting, a January 5, 2022 DRC meeting was summarized, which indicated "Two speakers expressed concerns about traffic impacts from the new school and YMCA, but each stated that they did not object to the vacation." This is incorrect, as documented in the January 5, 2022 DRC meeting minutes and confirmed with one of the individuals who opposed the action (screenshot below, but DRC minutes are available online).



Residents in the affected neighborhood have repeatedly and increasingly voiced concerns with the proposed project's design, specifically the redesign/expansion of Pershing Street and placement of a parking lot off Pershing Street, which will route excessive traffic through the adjacent neighborhood. We believe we have not been properly informed or engaged in this

process by the applicant, DRC, or the St. Petersburg Council. The process has not complied with the St. Petersburg City Code of Ordinances for planning and zoning decisions. For instance, Section 16.70.040.1(F) outlines the protocol for engaging the affected public. We believe the applicant and DRC have failed to comply with the intent and specific requirements of Section 16.70.040.1(F) (1-3). Section 16.70.040.1(F)(3) states "Target area. The target area for the public participation process **shall** [emphasis added] include the following: (b) The neighborhood in which the subject property is located." Residents not only within 300 feet of the subject action (i.e., Section 16.70.040.1(F)(3)(c)) -- but farther and still within the adjacent affected neighborhood and, therefore, within the target area -- have not been properly notified or engaged in this process, as recently acknowledged by the project team.

We would respectfully request the DRC and Council revisit the approved vacation of Pershing Street given the aforementioned misrepresentation of project objections and so as to properly hear concerns of affected residents who were not properly informed or engaged in this process. We appreciate your consideration on this matter.

Respectfully,

Michael Barnette

727-560-2554

On Tue, Mar 15, 2022 at 2:29 PM Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)> wrote:

Hi Dave-

Thank you for the update on the notification letters.

Regarding the survey work - we are not questioning whether or not permits are needed, as that is not our concern. The reason for mentioning the recent survey of the planned expansion of Pershing Street, along with specific information the survey crew provided to us today, indicates the City is not proceeding in good faith and does not intend to seriously consider the significant concerns the residents of the affected neighborhood have been raising on this project. That is, doing this survey work prior to adequate public comment and response implies the current design is a foregone conclusion and the public process is an illusion. Hopefully our concerns are ill-founded, and the planning team will provide the requested traffic pattern analyses and other requested information to the public (either before or at the meetings), and they will actually consider other reasonable alternatives to avoid the serious negative impacts that are likely to occur with the current design.

Respectfully,

Michael C. Barnette

727-560-2554

On Tue, Mar 15, 2022 at 1:13 PM Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)> wrote:

Mr. Barnette,

Thank you for the correspondence. It will be included as part of the record of this case.

The mailed notice letters went out yesterday, well in advance of the required 15 days.

Finally, any work being done by a survey crew does not require a permit from the City. Any work they do in advance of the appropriate approvals of the site plan and/or ROW vacation is at their own risk, should the project ultimately not be approved.

I hope you find this information helpful.

Dave Goodwin

Interim Zoning Official

727-892-5344

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Tuesday, March 15, 2022 12:40 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [DeVicente@sabaltrust.com](mailto:DeVicente@sabaltrust.com); [DeVicentel@sabaltrust.com](mailto:DeVicentel@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvensickler@tampabay.com](mailto:mvensickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot et al.-

\* \* \*

NOTE: As I was about to send the following email out, I was advised there is currently a large engineering and survey crew at the development site who were surveying for the expansion of Pershing Street. That you are proceeding before the planned April meetings and without proper public input and procedure is extremely infuriating. As such, we will be revising our posture and exploring our legal remedies. It is a shame this project will be stained by St. Petersburg's blind and reckless zeal to expand at any cost.

\* \* \*

I wanted to touch base with you prior to the April meetings on this issue. We are within 30 days of the meetings and to date no one in the neighborhood has been notified of the meetings via certified mail. We are, however, mobilizing residents in the affected neighborhood who are all very upset with the school board's poor planning, lack of communication, and failure to evaluate reasonable alternatives to avoid impacts to the immediate area.

Two primary issues we plan to bring to your attention:

1. The commercialization of a residential street that will undoubtedly dramatically increase traffic on Pershing Street, as well as the adjacent neighborhood. This will increase noise and pollution, impact other municipal services to the neighborhood, and, most importantly, decrease safety throughout our neighborhood streets. It will also likely negatively affect property values (DRC staff report, Page 7, #10; DRC Case No.:21-32000015) to differing degrees based on proximity. We are unaware of any other school in St. Petersburg that utilizes a small residential street as a primary entrance/exit, versus a more appropriate direct



entrance/exit on a major thoroughfare. As currently designed, this is not prudent nor sustainable development. We also wish to point out that while curb cuts, speed bumps, and signage may be considered as mitigation measures, they will not avoid the inevitable traffic issues (and may actually exacerbate issues) and are largely just cosmetic.

2. Failure to properly evaluate current and anticipated traffic patterns with the proposed design, in comparison to potential reasonable alternatives. We have not seen any documentation of the essential analyses on this issue, and note the current design fails to take into consideration the project will undoubtedly require new traffic signals on 62nd Avenue to mitigate the anticipated daily increase in traffic entering and exiting the school and YMCA, as well as periodic reduced speed limits commonly associated with other schools. In fact, the need for a traffic report is noted on page 6 of the DRC staff report (DRC Case No.:21-32000015), yet none has been provided. These needed analyses must also take into consideration the increase in private vehicles dropping off and picking up children, which results in large queues of vehicles in anticipation of the release of children. Furthermore, the paucity of information we have seen on this project appears to completely lack any analysis of additional traffic that will also occur as a result of YMCA operations beyond school hours. Lastly, traffic flow analyses should take into consideration other development projects in the area, such as the large development project off 54th Avenue NE between 1st and 4th Street NE. These are all interrelated and interdependent effects that need to be considered to ensure proper and sustainable development.

We believe these issues can be largely eliminated through the consideration of other reasonable alternative designs that place all entrances/exits on 62nd Avenue, as they existed when the previous school was active at the same location. For instance, the footprint of the property should easily allow for the placement of the parking lot and bus lanes adjacent to 62nd Avenue, and sliding the building to the north. This would remove any entrance/exit on Pershing Street (aside from any potential emergency "soft gate" for fire/rescue to the back of the building) within the adjacent neighborhood and alleviate overflow traffic through our neighborhood streets. Other options include closing off the streets to through traffic north and west of Davenport/Pine off Pershing Street. Not curb cuts, but barrier walls. This could reduce traffic flow through our neighborhood that will undoubtedly occur from traffic attempting to avoid the existing light at 1st Street NE/62nd Avenue. We believe there are other reasonable alternatives that merit consideration and discussion.

We also question the lack of consideration of wetlands mitigation to potentially utilize the eastern portions of the property in some capacity. We are aware of rumors this may have been done to avoid criticism and potential legal challenges from Mangrove Bay and Cypress Links Golf Courses. We are astonished that the concerns of a commercial golf course that would not be materially affected would potentially outweigh the concerns of residential neighbors that are clearly directly and significantly impacted.

In preparation of the April meetings, could you also have the appropriate person provide the budget (including any cost sharing) for the proposed development project? In particular, we are interested in any YMCA contributions to the construction, operation, and/or maintenance for the project, and if so, if any of the contributed funding originates from federal grants. We also would request documentation of a required endangered species assessment for the site, principally for the federally-endangered gopher tortoise. Neighbors have noted the potential presence of the gopher tortoise adjacent and potentially within the

property in recent years.

In summary, we are supportive of the new school project and are intrigued by the YMCA partnership project in general. We do not support, however, aspects of the current design -- specifically the entrance/exit on Pershing Street -- as it will result in significant negative impacts to the associated neighborhood. This simply is unacceptable and inappropriate. We understand with the growth occurring within Pinellas County there is a real need for new school facilities. But any development should be prudent and sustainable. We would hope the YMCA would strive to build a strong relationship and partnership not only with the Pinellas County School Board, but also one with their new immediate neighbors in Mangrove Bay. The YMCA aims to enrich communities. In this case, it will be helping to destroy the immediate community adjacent to their new partnership project based on the current design.

We urge you to thoughtfully consider our input on this issue to avoid unnecessary delays and impacts on your development project that may occur from potential litigation and associated unwanted bad publicity. We are communicating with you before the April meetings to give you sufficient time to consider and address these essential concerns. We also hope you will properly notify affected homeowners in proximity to the development project prior to the April meetings.

Respectfully,

Mike

On Fri, Feb 18, 2022 at 3:50 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

You're welcome Mike. I can now confirm that DRC Cases 21-32000015 and 21-33000018 are scheduled to be heard by the DRC on April 6<sup>th</sup> and the ROW Vacation; DRC 21-33000018, is scheduled to proceed to City Council for 1<sup>st</sup> Reading on April 14<sup>th</sup> and 2<sup>nd</sup> Reading on April 21<sup>st</sup>. Staff will re-notice the applications and you can expect to receive a public notice in the mail prior to the DRC meeting.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 8:01 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for updating me. If you could please let me know what/when the next meetings

or hearings are for this development as soon as those details are available, it would be greatly appreciated.

Cheers,

Mike

On Thu, Feb 17, 2022 at 1:39 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good afternoon Michael,

Thank you for bringing the noticing matter to our attention. Staff is deferring the public hearing for the rights-of-way vacation application (City File: DRC 21-33000018) until such time that public notice can be properly completed.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 10:08 AM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Derek Kilborn

<[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Tom Greene

<[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Evan Mory <[Evan.Mory@stpete.org](mailto:Evan.Mory@stpete.org)>; Elizabeth Abernethy

<[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>;

Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Michael J. Frederick

<[Michael.Frederick@stpete.org](mailto:Michael.Frederick@stpete.org)>; [nalitterello@gmail.com](mailto:nalitterello@gmail.com)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot-

Thank you for sending this.

First, I must point out that my house at 6337 Cedar Street NE is within 300 linear feet of the NW corner of the proposed development, and is not on your list of addresses. Nor are my neighbors, also within that threshold distance.

Second, can you educate me on how this list was limited to addresses only within 300 feet of the development? Is this the minimum or maximum distance as codified in existing city code? Regardless, I find this threshold woefully inadequate and myopic when considering potential traffic patterns throughout the adjacent neighborhood that are likely to result from the proposed development's entrance on Pershing Street.

Please advise so we can consider our next steps.

Cheers,

Michael Barnette

On Thu, Feb 17, 2022 at 9:28 AM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good morning Mr. Barnett,  
Please find attached the certificates of mailing for the rights-of-way vacation (DRC Case 21-33000018) and special exception and related site plan for the middle school and YMCA (DRC Case 21-32000015) provided by the applicant confirming that required public notice was mailed to all property owners within 300-feet of the requests. Also attached is the approval letter for the special exception and related site plan for the middle school and YMCA that was approved by the Development Review Commission at their meeting on January 5, 2022.

Regards,  
Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
Phone: 727-892-5395 / Fax: 727-892-5557  
[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, February 16, 2022 9:09 PM

**To:** [board@pcsb.org](mailto:board@pcsb.org); [NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)

**Cc:** Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Robert M Gerdes <[Robert.Gerdes@stpete.org](mailto:Robert.Gerdes@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com)

**Subject:** YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I am interested in obtaining records on the development of the YMCA Partnership Middle School off 62nd Avenue NE, particularly the required notices to affected citizens in the adjacent neighborhood, voting history, and impact analyses including anticipated traffic through the neighborhood due to the current preferred alternative to have an entrance off Pershing Street NE. I have not received any prior notice via USPS mail, nor have any of my neighbors; the only news I have found has been online in blogs and in the newspaper. But apparently you have stated you sent prior notice out informing the neighborhood of a pending vote, which apparently is inaccurate. Reportedly, when that fact was pointed out at tonight's meeting, someone stated there was a sign posted on the fence of the school property. And then you acknowledged the sign fell down after two days. That's due notice to the public?

The way this project is being developed -- excluding input and ignoring the concerns of the existing neighborhood -- is very troubling. The way it is being designed will funnel traffic through the neighborhood immediately adjacent to the facility due to the placement of the entrance off Pershing, versus off 62nd Avenue like it should be. This will result in unwanted and unneeded

congestion, noise, and conflict. If there is a forum for those of us to discuss this project properly, we would be interested in such an opportunity.

Respectfully,

--

Michael C. Barnette  
727-560-2554 cell

[Your Sunshine City](#)

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette



**From:** [Michael C. Barnette](#)  
**To:** [Elizabeth Abernethy](#)  
**Cc:** [Dave S Goodwin](#); [Scot K. Bolyard](#); [Corey D. Malyszka](#); [Rick Carr](#); [nick litterello](#); [David Nicholson](#)  
**Subject:** Re: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project  
**Date:** Wednesday, March 16, 2022 9:02:28 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elizabeth-

Thank you for your reply. I have not received the letter as of today, but will be on the lookout for it. I would also greatly appreciate receiving the referenced staff reports when they are available after March 30.

Regarding the April 6 meeting - will this meeting and assumed DRC recommendation supersede the January 5 vote given the lack of previous notification?

I also appreciate your clarification regarding 16.70.040.1.F.

I would strongly recommend the city revise the language of that section of code if the legal interpretation that these are indeed merely recommendations; perhaps getting confirmation from your General Counsel would help clarify this interpretation. Using the word "shall" has, in the past at least, implied a requirement. I am aware "must" is clearer language in that regard (i.e., "should" versus "must"). Regardless, the applicant did not elect to comply with your recommendations (or requirements).

Please include this email chain in the official record. We are also notifying our neighbors and we plan to attend the April 6 meeting. Can you please forward the protocol for the DRC meeting - specifically 1) are there public comment time limits, and 2) can questions be asked by the public or are you only receiving public comment?

Thank you!

Respectfully,  
Michael Barnette

On Wed, Mar 16, 2022 at 8:25 PM Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)> wrote:

Mr. Barnette,

Thank you for your correspondence regarding notice for this item.

You should have received the notice letter which we mailed earlier this week with the following information regarding the upcoming public hearing for the two applications.

These items will be first on the agenda.

The staff reports will be available by March 30<sup>th</sup> and I can forward them to you if desired.

The Public has been scheduled to be heard by the Development Review Commission on **Wednesday, April 6, 2022, at 10 a.m.** at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

I verified that all property owners within the required 300-feet received the letter, including yourself.

Here is the applicable language from the code:

16.70.010.4. - Supplemental notice.

Written notice. Notice shall be mailed by the applicant to all neighborhood associations and business association representatives within 300-feet of the subject application, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO) and the owners of property as listed by the county property appraiser's office, any portion of which is within 300 feet of any portion of the subject property measured by a straight line, property line to property line. For applications to vacate rights-of-way, easements, and walkways, mailed notice shall also include all property owners within the blocks abutting the requested vacation and property owners within 200 feet of such blocks.

The signs were posted this morning, and the newspaper advertisement will be published in the Tampa Bay Times on Wednesday March 23<sup>rd</sup>.

The Public Participation section of the code that you referenced in your email, 16.70.040.1.F. relates to the City's recommendations for the applicant to reach out to the residents ahead of the application.

I will include your email in the staff report package if desired, and any other feedback you would like to provide will be in the package for the DRC if it is received by March 29<sup>th</sup>. Any correspondence received after that date when the staff report has been completed will be forwarded to the DRC members prior to the hearing.

Please let me know if you have any further questions.

Best Regards,

Elizabeth Abernethy, AICP

Director, Planning & Development Services

City of St. Petersburg

O: 727-893-7868

E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, March 16, 2022 12:03 PM

**To:** Gina L. Driscoll <[Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>

**Cc:** Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>;

[tstaley@stpeteyymca.org](mailto:tstaley@stpeteyymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteyymca.org](mailto:smorin@stpeteyymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvansickler@tampabay.com](mailto:mvansickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or) <[kwimmer@defenders.org](mailto:kwimmer@defenders.org)>; nick litterello <[nalitterello@gmail.com](mailto:nalitterello@gmail.com)>; Rick Carr <[vintagebikebuilder@gmail.com](mailto:vintagebikebuilder@gmail.com)>; [dmnich@hotmail.com](mailto:dmnich@hotmail.com); [j david96@aol.com](mailto:j david96@aol.com); Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>  
**Subject:** YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

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Good afternoon Council Chair Driscoll and Councilman Montanari:

I wanted to bring an issue to your attention regarding the subject project (DRC 21-33000018). On January 5, 2022, the Development Review Commission (DRC) discussed a proposed vacation to Pershing Street related to a Special Exception and Site Plan request to construct a new middle school and YMCA on residentially zoned property. In the minutes from the Council's February 17, 2022 meeting, a January 5, 2022 DRC meeting was summarized, which indicated "Two speakers expressed concerns about traffic impacts from the new school and YMCA, but each stated that they did not object to the vacation." This is incorrect, as documented in the January 5, 2022 DRC meeting minutes and confirmed with one of the individuals who opposed the action (screenshot below, but DRC minutes are available online).



Residents in the affected neighborhood have repeatedly and increasingly voiced concerns with the proposed project's design, specifically the redesign/expansion of Pershing Street and placement of a parking lot off Pershing Street, which will route excessive traffic through the adjacent neighborhood. We believe we have not been properly informed or engaged in this process by the applicant, DRC, or the St. Petersburg Council. The process has not complied with the St. Petersburg City Code of Ordinances for planning and zoning decisions. For instance, Section 16.70.040.1(F) outlines the protocol for engaging the affected public. We believe the applicant and DRC have failed to comply with the intent and specific requirements of Section 16.70.040.1(F)(1-3). Section 16.70.040.1(F)(3) states

"Target area. The target area for the public participation process **shall** [emphasis added] include the following: (b) The neighborhood in which the subject property is located." Residents not only within 300 feet of the subject action (i.e., Section 16.70.040.1(F)(3)(c)) -- but farther and still within the adjacent affected neighborhood and, therefore, within the target area -- have not been properly notified or engaged in this process, as recently acknowledged by the project team.

We would respectfully request the DRC and Council revisit the approved vacation of Pershing Street given the aforementioned misrepresentation of project objections and so as to properly hear concerns of affected residents who were not properly informed or engaged in this process.

We appreciate your consideration on this matter.

Respectfully,

Michael Barnette

727-560-2554

On Tue, Mar 15, 2022 at 2:29 PM Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)> wrote:

Hi Dave-

Thank you for the update on the notification letters.

Regarding the survey work - we are not questioning whether or not permits are needed, as that is not our concern. The reason for mentioning the recent survey of the planned expansion of Pershing Street, along with specific information the survey crew provided to us today, indicates the City is not proceeding in good faith and does not intend to seriously consider the significant concerns the residents of the affected neighborhood have been raising on this project. That is, doing this survey work prior to adequate public comment and response implies the current design is a foregone conclusion and the public process is an illusion. Hopefully our concerns are ill-founded, and the planning team will provide the requested traffic pattern analyses and other requested information to the public (either before or at the meetings), and they will actually consider other reasonable alternatives to avoid the serious negative impacts that are likely to occur with the current design.

Respectfully,

Michael C. Barnette

727-560-2554

On Tue, Mar 15, 2022 at 1:13 PM Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)> wrote:

Mr. Barnette,

Thank you for the correspondence. It will be included as part of the record of this case.

The mailed notice letters went out yesterday, well in advance of the required 15 days.

Finally, any work being done by a survey crew does not require a permit from the City. Any work they do in advance of the appropriate approvals of the site plan and/or ROW vacation is at their own risk, should the project ultimately not be approved.

I hope you find this information helpful.

Dave Goodwin

Interim Zoning Official

727-892-5344

---

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>  
**Sent:** Tuesday, March 15, 2022 12:40 PM  
**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); [DeVicente@sabaltrust.com](mailto:DeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvansickler@tampabay.com](mailto:mvansickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or)  
**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

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Hi Scot et al.-

\* \* \*

NOTE: As I was about to send the following email out, I was advised there is currently a large engineering and survey crew at the development site who were surveying for the expansion of Pershing Street. That you are proceeding before the planned April meetings and without proper public input and procedure is extremely infuriating. As such, we will be revising our posture and exploring our legal remedies. It is a shame this project will be stained by St. Petersburg's blind and reckless zeal to expand at any cost.



\* \* \*

I wanted to touch base with you prior to the April meetings on this issue. We are within 30 days of the meetings and to date no one in the neighborhood has been notified of the meetings via certified mail. We are, however, mobilizing residents in the affected neighborhood who are all very upset with the school board's poor planning, lack of communication, and failure to evaluate reasonable alternatives to avoid impacts to the immediate area.

Two primary issues we plan to bring to your attention:

1. The commercialization of a residential street that will undoubtedly dramatically increase traffic on Pershing Street, as well as the adjacent neighborhood. This will increase noise and pollution, impact other municipal services to the neighborhood, and, most importantly, decrease safety throughout our neighborhood streets. It will also likely negatively affect property values (DRC staff report, Page 7, #10; DRC Case No.:21-32000015) to differing degrees based on proximity. We are unaware of any other school in St. Petersburg that utilizes a small residential street as a primary entrance/exit, versus a more appropriate direct entrance/exit on a major thoroughfare. As currently designed, this is not prudent nor sustainable development. We also wish to point out that while curb cuts, speed bumps, and signage may be considered as mitigation measures, they will not avoid the inevitable traffic issues (and may actually exacerbate issues) and are largely just cosmetic.

2. Failure to properly evaluate current and anticipated traffic patterns with the proposed design, in comparison to potential reasonable alternatives. We have not seen any documentation of the essential analyses on this issue, and note the current design fails to take into consideration the project will undoubtedly require new traffic signals on 62nd Avenue to mitigate the anticipated daily increase in traffic entering and exiting the school and YMCA, as well as periodic reduced speed limits commonly associated with other schools. In fact, the need for a traffic report is noted on page 6 of the DRC staff report (DRC Case No.:21-32000015), yet none has been provided. These needed analyses must also take into consideration the increase in private vehicles dropping off and picking up children, which results in large queues of vehicles in anticipation of the release of children. Furthermore, the paucity of information we have seen on this project appears to completely lack any analysis of additional traffic that will also occur as a result of YMCA operations beyond school hours. Lastly, traffic flow analyses should take into consideration other development projects in the area, such as the large development project off 54th Avenue NE between 1st and 4th Street NE. These are all interrelated and interdependent effects that need to be considered to ensure proper and sustainable development.

We believe these issues can be largely eliminated through the consideration of other reasonable alternative designs that place all entrances/exits on 62nd Avenue, as they existed when the previous school was active at the same location. For instance, the footprint of the property should easily allow for the placement of the parking lot and bus lanes adjacent to 62nd Avenue, and sliding the building to the north. This would remove any entrance/exit on Pershing Street (aside from any potential emergency "soft gate" for fire/rescue to the back of the building) within the adjacent neighborhood and alleviate overflow traffic through our neighborhood streets. Other options include

closing off the streets to through traffic north and west of Davenport/Pine off Pershing Street. Not curb cuts, but barrier walls. This could reduce traffic flow through our neighborhood that will undoubtedly occur from traffic attempting to avoid the existing light at 1st Street NE/62nd Avenue. We believe there are other reasonable alternatives that merit consideration and discussion.

We also question the lack of consideration of wetlands mitigation to potentially utilize the eastern portions of the property in some capacity. We are aware of rumors this may have been done to avoid criticism and potential legal challenges from Mangrove Bay and Cypress Links Golf Courses. We are astonished that the concerns of a commercial golf course that would not be materially affected would potentially outweigh the concerns of residential neighbors that are clearly directly and significantly impacted.

In preparation of the April meetings, could you also have the appropriate person provide the budget (including any cost sharing) for the proposed development project? In particular, we are interested in any YMCA contributions to the construction, operation, and/or maintenance for the project, and if so, if any of the contributed funding originates from federal grants. We also would request documentation of a required endangered species assessment for the site, principally for the federally-endangered gopher tortoise. Neighbors have noted the potential presence of the gopher tortoise adjacent and potentially within the property in recent years.

In summary, we are supportive of the new school project and are intrigued by the YMCA partnership project in general. We do not support, however, aspects of the current design -- specifically the entrance/exit on Pershing Street -- as it will result in significant negative impacts to the associated neighborhood. This simply is unacceptable and inappropriate. We understand with the growth occurring within Pinellas County there is a real need for new school facilities. But any development should be prudent and sustainable. We would hope the YMCA would strive to build a strong relationship and partnership not only with the Pinellas County School Board, but also one with their new immediate neighbors in Mangrove Bay. The YMCA aims to enrich communities. In this case, it will be helping to destroy the immediate community adjacent to their new partnership project based on the current design.

We urge you to thoughtfully consider our input on this issue to avoid unnecessary delays and impacts on your development project that may occur from potential litigation and associated unwanted bad publicity. We are communicating with you before the April meetings to give you sufficient time to consider and address these essential concerns. We also hope you will properly notify affected homeowners in proximity to the development project prior to the April meetings.

Respectfully,

Mike

On Fri, Feb 18, 2022 at 3:50 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

You're welcome Mike. I can now confirm that DRC Cases 21-32000015 and 21-33000018 are scheduled to be heard by the DRC on April 6<sup>th</sup> and the ROW Vacation; DRC 21-33000018, is scheduled to proceed to City Council for 1<sup>st</sup> Reading on April  
th nd st

14 and 2 Reading on April 21 . Staff will re-notice the applications and you can expect to receive a public notice in the mail prior to the DRC meeting.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 8:01 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for updating me. If you could please let me know what/when the next meetings or hearings are for this development as soon as those details are available, it would be greatly appreciated.

Cheers,

Mike

On Thu, Feb 17, 2022 at 1:39 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good afternoon Michael,

Thank you for bringing the noticing matter to our attention. Staff is deferring the public hearing for the rights-of-way vacation application (City File: DRC 21-33000018) until such time that public notice can be properly completed.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 10:08 AM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Derek Kilborn <[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Evan Mory <[Evan.Mory@stpete.org](mailto:Evan.Mory@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Michael J. Frederick <[Michael.Frederick@stpete.org](mailto:Michael.Frederick@stpete.org)>; [nalitterello@gmail.com](mailto:nalitterello@gmail.com)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot-

Thank you for sending this.

First, I must point out that my house at 6337 Cedar Street NE is within 300 linear feet of the NW corner of the proposed development, and is not on your list of addresses. Nor are my neighbors, also within that threshold distance.

Second, can you educate me on how this list was limited to addresses only within 300 feet of the development? Is this the minimum or maximum distance as codified in existing city code? Regardless, I find this threshold woefully inadequate and myopic when considering potential traffic patterns throughout the adjacent neighborhood that are likely to result from the proposed development's entrance on Pershing Street.

Please advise so we can consider our next steps.

Cheers,

Michael Barnette

On Thu, Feb 17, 2022 at 9:28 AM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good morning Mr. Barnett,

Please find attached the certificates of mailing for the rights-of-way vacation (DRC Case 21-33000018) and special exception and related site plan for the middle school and YMCA (DRC Case 21-32000015) provided by the applicant confirming that required public notice was mailed to all property owners within 300-feet of the requests. Also attached is the approval letter for the special exception and related site plan for the middle school and YMCA that was approved by the Development Review Commission at their meeting on January 5, 2022.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, February 16, 2022 9:09 PM

**To:** [board@pcsb.org](mailto:board@pcsb.org); [NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)

**Cc:** Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Deputy Mayor

<[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe

F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Robert M Gerdes

<[Robert.Gerdes@stpete.org](mailto:Robert.Gerdes@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Sharon

Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com)

**Subject:** YMCA Partnership Middle School - lack of communication with the existing neighborhood

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Hello-

I am interested in obtaining records on the development of the YMCA



Partnership Middle School off 62nd Avenue NE, particularly the required notices to affected citizens in the adjacent neighborhood, voting history, and impact analyses including anticipated traffic through the neighborhood due to the current preferred alternative to have an entrance off Pershing Street NE. I have not received any prior notice via USPS mail, nor have any of my neighbors; the only news I have found has been online in blogs and in the newspaper. But apparently you have stated you sent prior notice out informing the neighborhood of a pending vote, which apparently is inaccurate. Reportedly, when that fact was pointed out at tonight's meeting, someone stated there was a sign posted on the fence of the school property. And then you acknowledged the sign fell down after two days. That's due notice to the public?

The way this project is being developed -- excluding input and ignoring the concerns of the existing neighborhood -- is very troubling. The way it is being designed will funnel traffic through the neighborhood immediately adjacent to the facility due to the placement of the entrance off Pershing, versus off 62nd Avenue like it should be. This will result in unwanted and unneeded congestion, noise, and conflict. If there is a forum for those of us to discuss this project properly, we would be interested in such an opportunity.

Respectfully,

--

Michael C. Barnette

727-560-2554 cell

[Your Sunshine City](#)

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

**From:** [Michael C. Barnette](#)  
**To:** [Elizabeth Abernethy](#)  
**Cc:** [Dave S Goodwin](#); [Scot K. Bolyard](#); [Corey D. Malyszka](#); [Rick Carr](#); [nick litterello](#); [David Nicholson](#)  
**Subject:** Re: YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project  
**Date:** Wednesday, March 16, 2022 9:02:28 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elizabeth-

Thank you for your reply. I have not received the letter as of today, but will be on the lookout for it. I would also greatly appreciate receiving the referenced staff reports when they are available after March 30.

Regarding the April 6 meeting - will this meeting and assumed DRC recommendation supersede the January 5 vote given the lack of previous notification?

I also appreciate your clarification regarding 16.70.040.1.F.

I would strongly recommend the city revise the language of that section of code if the legal interpretation that these are indeed merely recommendations; perhaps getting confirmation from your General Counsel would help clarify this interpretation. Using the word "shall" has, in the past at least, implied a requirement. I am aware "must" is clearer language in that regard (i.e., "should" versus "must"). Regardless, the applicant did not elect to comply with your recommendations (or requirements).

Please include this email chain in the official record. We are also notifying our neighbors and we plan to attend the April 6 meeting. Can you please forward the protocol for the DRC meeting - specifically 1) are there public comment time limits, and 2) can questions be asked by the public or are you only receiving public comment?

Thank you!

Respectfully,  
Michael Barnette

On Wed, Mar 16, 2022 at 8:25 PM Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)> wrote:

Mr. Barnette,

Thank you for your correspondence regarding notice for this item.

You should have received the notice letter which we mailed earlier this week with the following information regarding the upcoming public hearing for the two applications.

These items will be first on the agenda.

The staff reports will be available by March 30<sup>th</sup> and I can forward them to you if desired.

The Public has been scheduled to be heard by the Development Review Commission on **Wednesday, April 6, 2022, at 10 a.m.** at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

I verified that all property owners within the required 300-feet received the letter, including yourself.

Here is the applicable language from the code:

16.70.010.4. - Supplemental notice.

Written notice. Notice shall be mailed by the applicant to all neighborhood associations and business association representatives within 300-feet of the subject application, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO) and the owners of property as listed by the county property appraiser's office, any portion of which is within 300 feet of any portion of the subject property measured by a straight line, property line to property line. For applications to vacate rights-of-way, easements, and walkways, mailed notice shall also include all property owners within the blocks abutting the requested vacation and property owners within 200 feet of such blocks.

The signs were posted this morning, and the newspaper advertisement will be published in the Tampa Bay Times on Wednesday March 23<sup>rd</sup>.

The Public Participation section of the code that you referenced in your email, 16.70.040.1.F. relates to the City's recommendations for the applicant to reach out to the residents ahead of the application.

I will include your email in the staff report package if desired, and any other feedback you would like to provide will be in the package for the DRC if it is received by March 29<sup>th</sup>. Any correspondence received after that date when the staff report has been completed will be forwarded to the DRC members prior to the hearing.

Please let me know if you have any further questions.

Best Regards,

Elizabeth Abernethy, AICP

Director, Planning & Development Services

City of St. Petersburg

O: 727-893-7868

E: [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

*Please note all emails are subject to public records law.*

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, March 16, 2022 12:03 PM

**To:** Gina L. Driscoll <[Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>

**Cc:** Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>;

[tstaley@stpeteyymca.org](mailto:tstaley@stpeteyymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteyymca.org](mailto:smorin@stpeteyymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvansickler@tampabay.com](mailto:mvansickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or) <[kwimmer@defenders.org](mailto:kwimmer@defenders.org)>; nick litterello <[nalitterello@gmail.com](mailto:nalitterello@gmail.com)>; Rick Carr <[vintagebikebuilder@gmail.com](mailto:vintagebikebuilder@gmail.com)>; [dmnich@hotmail.com](mailto:dmnich@hotmail.com); [j david96@aol.com](mailto:j david96@aol.com); Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>  
**Subject:** YMCA Partnership Middle School - misrepresentation of opposition to aspects of the project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Council Chair Driscoll and Councilman Montanari:

I wanted to bring an issue to your attention regarding the subject project (DRC 21-33000018). On January 5, 2022, the Development Review Commission (DRC) discussed a proposed vacation to Pershing Street related to a Special Exception and Site Plan request to construct a new middle school and YMCA on residentially zoned property. In the minutes from the Council's February 17, 2022 meeting, a January 5, 2022 DRC meeting was summarized, which indicated "Two speakers expressed concerns about traffic impacts from the new school and YMCA, but each stated that they did not object to the vacation." This is incorrect, as documented in the January 5, 2022 DRC meeting minutes and confirmed with one of the individuals who opposed the action (screenshot below, but DRC minutes are available online).



Residents in the affected neighborhood have repeatedly and increasingly voiced concerns with the proposed project's design, specifically the redesign/expansion of Pershing Street and placement of a parking lot off Pershing Street, which will route excessive traffic through the adjacent neighborhood. We believe we have not been properly informed or engaged in this process by the applicant, DRC, or the St. Petersburg Council. The process has not complied with the St. Petersburg City Code of Ordinances for planning and zoning decisions. For instance, Section 16.70.040.1(F) outlines the protocol for engaging the affected public. We believe the applicant and DRC have failed to comply with the intent and specific requirements of Section 16.70.040.1(F)(1-3). Section 16.70.040.1(F)(3) states

"Target area. The target area for the public participation process **shall** [emphasis added] include the following: (b) The neighborhood in which the subject property is located." Residents not only within 300 feet of the subject action (i.e., Section 16.70.040.1(F)(3)(c)) -- but farther and still within the adjacent affected neighborhood and, therefore, within the target area -- have not been properly notified or engaged in this process, as recently acknowledged by the project team.

We would respectfully request the DRC and Council revisit the approved vacation of Pershing Street given the aforementioned misrepresentation of project objections and so as to properly hear concerns of affected residents who were not properly informed or engaged in this process.

We appreciate your consideration on this matter.

Respectfully,

Michael Barnette

727-560-2554

On Tue, Mar 15, 2022 at 2:29 PM Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)> wrote:

Hi Dave-

Thank you for the update on the notification letters.

Regarding the survey work - we are not questioning whether or not permits are needed, as that is not our concern. The reason for mentioning the recent survey of the planned expansion of Pershing Street, along with specific information the survey crew provided to us today, indicates the City is not proceeding in good faith and does not intend to seriously consider the significant concerns the residents of the affected neighborhood have been raising on this project. That is, doing this survey work prior to adequate public comment and response implies the current design is a foregone conclusion and the public process is an illusion. Hopefully our concerns are ill-founded, and the planning team will provide the requested traffic pattern analyses and other requested information to the public (either before or at the meetings), and they will actually consider other reasonable alternatives to avoid the serious negative impacts that are likely to occur with the current design.

Respectfully,

Michael C. Barnette

727-560-2554

On Tue, Mar 15, 2022 at 1:13 PM Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)> wrote:

Mr. Barnette,

Thank you for the correspondence. It will be included as part of the record of this case.

The mailed notice letters went out yesterday, well in advance of the required 15 days.



Finally, any work being done by a survey crew does not require a permit from the City. Any work they do in advance of the appropriate approvals of the site plan and/or ROW vacation is at their own risk, should the project ultimately not be approved.

I hope you find this information helpful.

Dave Goodwin

Interim Zoning Official

727-892-5344

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>  
**Sent:** Tuesday, March 15, 2022 12:40 PM  
**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Deputy Mayor <[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; School Board Office <[board@pcsb.org](mailto:board@pcsb.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com); Sharon Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [tstaley@stpeteymca.org](mailto:tstaley@stpeteymca.org); James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>; Tricia Terry <[Tricia.Terry@stpete.org](mailto:Tricia.Terry@stpete.org)>; [smorin@stpeteymca.org](mailto:smorin@stpeteymca.org); [bgreene@greenelegalfirm.com](mailto:bgreene@greenelegalfirm.com); Kimberly Jackson <[jackson.kim@spcollege.edu](mailto:jackson.kim@spcollege.edu)>; [awilliams@republicbank.com](mailto:awilliams@republicbank.com); [IDeVicente@sabaltrust.com](mailto:IDeVicente@sabaltrust.com); [DeVicente@sabaltrust.com](mailto:DeVicente@sabaltrust.com); Novisk Jason <[NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)>; [rkriseman@shumaker.com](mailto:rkriseman@shumaker.com); [bbuckhorn@shumakeradvisors.com](mailto:bbuckhorn@shumakeradvisors.com); [lpeace@tampabay.com](mailto:lpeace@tampabay.com); [jstrickhouser@tampabay.com](mailto:jstrickhouser@tampabay.com); [sfink@tampabay.com](mailto:sfink@tampabay.com); [mwarren@tampabay.com](mailto:mwarren@tampabay.com); [palexander@tampabay.com](mailto:palexander@tampabay.com); [emurray@tampabay.com](mailto:emurray@tampabay.com); [mvarsickler@tampabay.com](mailto:mvarsickler@tampabay.com); [jsolochek@tampabay.com](mailto:jsolochek@tampabay.com); [dkumar@tampabay.com](mailto:dkumar@tampabay.com); [cwright@tampabay.com](mailto:cwright@tampabay.com); [varian@tampabay.com](mailto:varian@tampabay.com); [kwimmer@defenders.or](mailto:kwimmer@defenders.or)  
**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot et al.-

\* \* \*

NOTE: As I was about to send the following email out, I was advised there is currently a large engineering and survey crew at the development site who were surveying for the expansion of Pershing Street. That you are proceeding before the planned April meetings and without proper public input and procedure is extremely infuriating. As such, we will be revising our posture and exploring our legal remedies. It is a shame this project will be stained by St. Petersburg's blind and reckless zeal to expand at any cost.

\* \* \*

I wanted to touch base with you prior to the April meetings on this issue. We are within 30 days of the meetings and to date no one in the neighborhood has been notified of the meetings via certified mail. We are, however, mobilizing residents in the affected neighborhood who are all very upset with the school board's poor planning, lack of communication, and failure to evaluate reasonable alternatives to avoid impacts to the immediate area.

Two primary issues we plan to bring to your attention:

1. The commercialization of a residential street that will undoubtedly dramatically increase traffic on Pershing Street, as well as the adjacent neighborhood. This will increase noise and pollution, impact other municipal services to the neighborhood, and, most importantly, decrease safety throughout our neighborhood streets. It will also likely negatively affect property values (DRC staff report, Page 7, #10; DRC Case No.:21-32000015) to differing degrees based on proximity. We are unaware of any other school in St. Petersburg that utilizes a small residential street as a primary entrance/exit, versus a more appropriate direct entrance/exit on a major thoroughfare. As currently designed, this is not prudent nor sustainable development. We also wish to point out that while curb cuts, speed bumps, and signage may be considered as mitigation measures, they will not avoid the inevitable traffic issues (and may actually exacerbate issues) and are largely just cosmetic.

2. Failure to properly evaluate current and anticipated traffic patterns with the proposed design, in comparison to potential reasonable alternatives. We have not seen any documentation of the essential analyses on this issue, and note the current design fails to take into consideration the project will undoubtedly require new traffic signals on 62nd Avenue to mitigate the anticipated daily increase in traffic entering and exiting the school and YMCA, as well as periodic reduced speed limits commonly associated with other schools. In fact, the need for a traffic report is noted on page 6 of the DRC staff report (DRC Case No.:21-32000015), yet none has been provided. These needed analyses must also take into consideration the increase in private vehicles dropping off and picking up children, which results in large queues of vehicles in anticipation of the release of children. Furthermore, the paucity of information we have seen on this project appears to completely lack any analysis of additional traffic that will also occur as a result of YMCA operations beyond school hours. Lastly, traffic flow analyses should take into consideration other development projects in the area, such as the large development project off 54th Avenue NE between 1st and 4th Street NE. These are all interrelated and interdependent effects that need to be considered to ensure proper and sustainable development.

We believe these issues can be largely eliminated through the consideration of other reasonable alternative designs that place all entrances/exits on 62nd Avenue, as they existed when the previous school was active at the same location. For instance, the footprint of the property should easily allow for the placement of the parking lot and bus lanes adjacent to 62nd Avenue, and sliding the building to the north. This would remove any entrance/exit on Pershing Street (aside from any potential emergency "soft gate" for fire/rescue to the back of the building) within the adjacent neighborhood and alleviate overflow traffic through our neighborhood streets. Other options include

closing off the streets to through traffic north and west of Davenport/Pine off Pershing Street. Not curb cuts, but barrier walls. This could reduce traffic flow through our neighborhood that will undoubtedly occur from traffic attempting to avoid the existing light at 1st Street NE/62nd Avenue. We believe there are other reasonable alternatives that merit consideration and discussion.

We also question the lack of consideration of wetlands mitigation to potentially utilize the eastern portions of the property in some capacity. We are aware of rumors this may have been done to avoid criticism and potential legal challenges from Mangrove Bay and Cypress Links Golf Courses. We are astonished that the concerns of a commercial golf course that would not be materially affected would potentially outweigh the concerns of residential neighbors that are clearly directly and significantly impacted.

In preparation of the April meetings, could you also have the appropriate person provide the budget (including any cost sharing) for the proposed development project? In particular, we are interested in any YMCA contributions to the construction, operation, and/or maintenance for the project, and if so, if any of the contributed funding originates from federal grants. We also would request documentation of a required endangered species assessment for the site, principally for the federally-endangered gopher tortoise. Neighbors have noted the potential presence of the gopher tortoise adjacent and potentially within the property in recent years.

In summary, we are supportive of the new school project and are intrigued by the YMCA partnership project in general. We do not support, however, aspects of the current design -- specifically the entrance/exit on Pershing Street -- as it will result in significant negative impacts to the associated neighborhood. This simply is unacceptable and inappropriate. We understand with the growth occurring within Pinellas County there is a real need for new school facilities. But any development should be prudent and sustainable. We would hope the YMCA would strive to build a strong relationship and partnership not only with the Pinellas County School Board, but also one with their new immediate neighbors in Mangrove Bay. The YMCA aims to enrich communities. In this case, it will be helping to destroy the immediate community adjacent to their new partnership project based on the current design.

We urge you to thoughtfully consider our input on this issue to avoid unnecessary delays and impacts on your development project that may occur from potential litigation and associated unwanted bad publicity. We are communicating with you before the April meetings to give you sufficient time to consider and address these essential concerns. We also hope you will properly notify affected homeowners in proximity to the development project prior to the April meetings.

Respectfully,

Mike

On Fri, Feb 18, 2022 at 3:50 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

You're welcome Mike. I can now confirm that DRC Cases 21-32000015 and 21-33000018 are scheduled to be heard by the DRC on April 6<sup>th</sup> and the ROW Vacation; DRC 21-33000018, is scheduled to proceed to City Council for 1<sup>st</sup> Reading on April  
th nd st

14 and 2 Reading on April 21 . Staff will re-notice the applications and you can expect to receive a public notice in the mail prior to the DRC meeting.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 8:01 PM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for updating me. If you could please let me know what/when the next meetings or hearings are for this development as soon as those details are available, it would be greatly appreciated.

Cheers,

Mike

On Thu, Feb 17, 2022 at 1:39 PM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good afternoon Michael,

Thank you for bringing the noticing matter to our attention. Staff is deferring the public hearing for the rights-of-way vacation application (City File: DRC 21-33000018) until such time that public notice can be properly completed.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Thursday, February 17, 2022 10:08 AM

**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>

**Cc:** Dave S Goodwin <[Dave.Goodwin@stpete.org](mailto:Dave.Goodwin@stpete.org)>; Derek Kilborn <[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Joe F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Evan Mory <[Evan.Mory@stpete.org](mailto:Evan.Mory@stpete.org)>; Elizabeth Abernethy <[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)>; Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>; Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Michael J. Frederick <[Michael.Frederick@stpete.org](mailto:Michael.Frederick@stpete.org)>; [nalitterello@gmail.com](mailto:nalitterello@gmail.com)

**Subject:** Re: YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot-

Thank you for sending this.

First, I must point out that my house at 6337 Cedar Street NE is within 300 linear feet of the NW corner of the proposed development, and is not on your list of addresses. Nor are my neighbors, also within that threshold distance.

Second, can you educate me on how this list was limited to addresses only within 300 feet of the development? Is this the minimum or maximum distance as codified in existing city code? Regardless, I find this threshold woefully inadequate and myopic when considering potential traffic patterns throughout the adjacent neighborhood that are likely to result from the proposed development's entrance on Pershing Street.

Please advise so we can consider our next steps.

Cheers,

Michael Barnette

On Thu, Feb 17, 2022 at 9:28 AM Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)> wrote:

Good morning Mr. Barnett,

Please find attached the certificates of mailing for the rights-of-way vacation (DRC Case 21-33000018) and special exception and related site plan for the middle school and YMCA (DRC Case 21-32000015) provided by the applicant confirming that required public notice was mailed to all property owners within 300-feet of the requests. Also attached is the approval letter for the special exception and related site plan for the middle school and YMCA that was approved by the Development Review Commission at their meeting on January 5, 2022.

Regards,

Scot Bolyard, AICP

Deputy Zoning Official, Planning & Development Services

City of St. Petersburg

One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

---

**From:** Michael C. Barnette <[mcbarnette@gmail.com](mailto:mcbarnette@gmail.com)>

**Sent:** Wednesday, February 16, 2022 9:09 PM

**To:** [board@pcsb.org](mailto:board@pcsb.org); [NOVISKJ@pcsb.org](mailto:NOVISKJ@pcsb.org)

**Cc:** Tom Greene <[Tom.Greene@stpete.org](mailto:Tom.Greene@stpete.org)>; Deputy Mayor

<[deputymayor@stpete.org](mailto:deputymayor@stpete.org)>; James A. Corbett <[James.Corbett@stpete.org](mailto:James.Corbett@stpete.org)>; Joe

F. Zeoli <[Joe.Zeoli@stpete.org](mailto:Joe.Zeoli@stpete.org)>; Robert M Gerdes

<[Robert.Gerdes@stpete.org](mailto:Robert.Gerdes@stpete.org)>; Leah McRae <[Leah.McRae@stpete.org](mailto:Leah.McRae@stpete.org)>; Sharon

Wright <[Sharon.Wright@stpete.org](mailto:Sharon.Wright@stpete.org)>; [Transition@kenwelch.com](mailto:Transition@kenwelch.com)

**Subject:** YMCA Partnership Middle School - lack of communication with the existing neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I am interested in obtaining records on the development of the YMCA



Partnership Middle School off 62nd Avenue NE, particularly the required notices to affected citizens in the adjacent neighborhood, voting history, and impact analyses including anticipated traffic through the neighborhood due to the current preferred alternative to have an entrance off Pershing Street NE. I have not received any prior notice via USPS mail, nor have any of my neighbors; the only news I have found has been online in blogs and in the newspaper. But apparently you have stated you sent prior notice out informing the neighborhood of a pending vote, which apparently is inaccurate. Reportedly, when that fact was pointed out at tonight's meeting, someone stated there was a sign posted on the fence of the school property. And then you acknowledged the sign fell down after two days. That's due notice to the public?

The way this project is being developed -- excluding input and ignoring the concerns of the existing neighborhood -- is very troubling. The way it is being designed will funnel traffic through the neighborhood immediately adjacent to the facility due to the placement of the entrance off Pershing, versus off 62nd Avenue like it should be. This will result in unwanted and unneeded congestion, noise, and conflict. If there is a forum for those of us to discuss this project properly, we would be interested in such an opportunity.

Respectfully,

--

Michael C. Barnette

727-560-2554 cell

[Your Sunshine City](#)

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

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Michael C. Barnette

**From:** [Elizabeth Abernethy](#)  
**To:** [Corey D. Malyszka](#)  
**Subject:** Fwd: Proposed NE YMCA/School-DRC Case No.:21-32000015  
**Date:** Tuesday, March 29, 2022 8:44:55 PM

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Please add to the report

Sent from my iPhone

Begin forwarded message:

**From:** Laurel Kish <laurelkish@yahoo.com>  
**Date:** March 29, 2022 at 4:33:54 PM EDT  
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>  
**Subject:** **Proposed NE YMCA/School-DRC Case No.:21-32000015**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Director Abernethy,

I would like to state that I feel the proposed site plan for the YMCA and PCSB middle school to be constructed at 501 62<sup>nd</sup> Ave NE is unacceptable, however, as a 19-year resident of Mangrove Bay Neighborhood, I support the City's vision for a YMCA/middle school as a positive use of a long vacant and neglected public space that will benefit the neighborhood, the surrounding community, and the City of St Petersburg. I request a more thorough review of the proposed site plan to address and correct deficiencies and concerns held by many neighborhood residents.

First and foremost, I am very concerned with regard to the inevitable increase in volume and speed of traffic through our quiet, family-oriented neighborhood. Most any day of the week or time of day you are likely to see residents walking their dogs, kids riding bikes or skateboards, runners and walkers getting their exercise or folks just enjoying the outdoors. Our streets have no sidewalks, but feel relatively safe as most cars encountered are driven by neighborhood residents. In 2021 Pinellas County became the most dangerous county in the Tampa Bay area for walking and bicycling, breaking a 15-year record in pedestrian and cyclist fatalities (<https://www.tampabay.com/news/pinellas/2022/01/17/pinellas-most-dangerous-for-walking-bicycling-in-2021-deaths-nearly-double/>). A large increase in volume of traffic bound for the YMCA/school and choosing to short-cut the 62nd Ave/1<sup>st</sup> St traffic signal through our neighborhood will introduce a significant hazard to those using Mangrove Bay streets as pedestrians, bicyclists or children at play.

With a projected student population of 600 to 800 and YMCA activities outside of normal school hours, I would request that the City strongly consider an egress from the property that prevents a large volume of cars direct access to Mangrove Bay neighborhood streets. Suggestions for this include re-positioning the main parking lot entrance farther east along 62<sup>nd</sup> Ave NE and utilizing a sensor driven traffic signal; creating multiple cul-de-sacs from several nearby neighborhood streets to discourage short-cut routes, possibly Cedar St NE and/or Hobson St NE; designating a portion of Pershing St. NE as a one-way egress from the property southward to 62<sup>nd</sup> Ave NE and utilizing a sensor driven traffic signal; designating Pershing St NE from Davenport Ave NE to 62<sup>nd</sup> Ave NE as one-way

southbound and adding a traffic signal at 62<sup>nd</sup> Ave NE.

A second concern is an existing, regularly occurring stormwater flooding problem along Pine St NE, 64<sup>th</sup> Ave NE, and Davenport Ave NE in the areas to be vacated by the City. Adding to the elevation of this area in combination with the predicted rise in sea level in the Tampa Bay area will have a devastating effect on neighborhood residents, both in their homes structural ability to withstand increasingly stronger storm surges and economically, as property values diminish. I am not a stormwater engineer, so I am without suggestions for this issue, but it appears obvious that elevation changes coupled with the addition of large impervious surfaces, such as buildings and parking lots, will affect run-off to surrounding properties.

Finally, as the owner of the most beautiful Live Oak in my neighborhood, I am concerned about the removal of large "Grand" trees from the property, as defined by the City's own Tree Maintenance and Conservation webpage ([Tree Maintenance & Conservation](#)) as greater than 30" diameter at breast height. At least 5 trees of this size exist on the property and deserve to be evaluated for health and considered for conservation out of sheer respect for their longevity and as witnesses to the history of the City of St Petersburg.

Thank you for the opportunity to express my thoughts and concerns on this proposed construction project.

Most respectfully,

Laurel Kish

415 Tennessee Ave NE